

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

April 1, 2008
Tuesday, 11:30 AM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

1. **11:30 AM – Work Session briefing by zoning staff regarding zoning case recommendations, plus discussion of policies and procedures, Zoning Commission sponsored UDC Amendments and all other items for consideration on the agenda for April 1, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of March 18, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008116 – WITHDRAWN:** The request of Mike Encinia, Applicant, for Mike Encinia, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "R-4" CD Residential Single Family District with a Conditional Use for a duplex on Lot 8, Block 18, NCB 8389, 1211 Shadwell. (Council District 7)
8. **ZONING CASE NUMBER Z2008039:** The request of Phil Garay, Applicant, for Adalberto Hernandez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 2 and a 0.109 acre tract of land out of Lot 1, Block 1, NCB 18308, 7900 Block of Tezel Road. (Council District 7) Pg. 4
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

9. **ZONING CASE NUMBER Z2008092 S:** The request of Oscar and Donna M. Sandoval, Applicant, for Oscar and Donna M. Sandoval, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" S Residential Single-Family District with a Specific Use Authorization for a Manufactured Home on Lot 3, NCB 15628, 5431 Hillburn Drive. (Council District 4) Pg. 8
10. **ZONING CASE NUMBER Z2008110 CD:** The request of Maria De Los Angeles Zamarripa, Applicant, for Maria De Los Angeles Zamarripa, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "R-4" (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi- Dwellings not exceeding 30 units per acre or a total of 4 units on Lots 7, 8 and 9, Block 7, NCB 2398, 607 South Chupaderas. (Council District 5) Pg. 14
11. **ZONING CASE NUMBER Z2008111:** The request of Brown, P. C. Attorneys at Law, Applicant, for San Antonio Housing Authority, Owner(s), for a change in zoning from "I-1" EP-1 General Industrial District, Facility Parking/Traffic Control Overlay District-1 and "I-2" EP-1 Heavy Industrial District, Facility Parking/Traffic Control Overlay District-1 to "MF-33" EP-1 Multi-Family District, Facility Parking/Traffic Control Overlay District-1 on Lot 1, Block 1, NCB 12839; Lot 1, Block 2, NCB 12840; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 18, NCB 1224; 0.387 acres out of NCB 1224; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 19, NCB 1223; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 20, NCB 1222; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 14, NCB 1210; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 13, NCB 1211; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 12, NCB 1213, area generally bound by IH-35 North, Locke and the railroad right-of-way. (Council District 2) Pg. 20

- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.

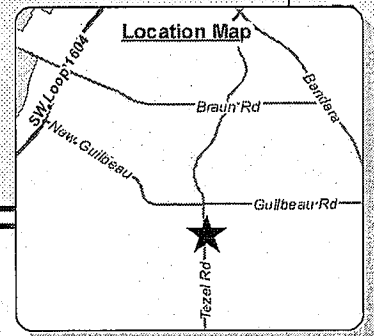
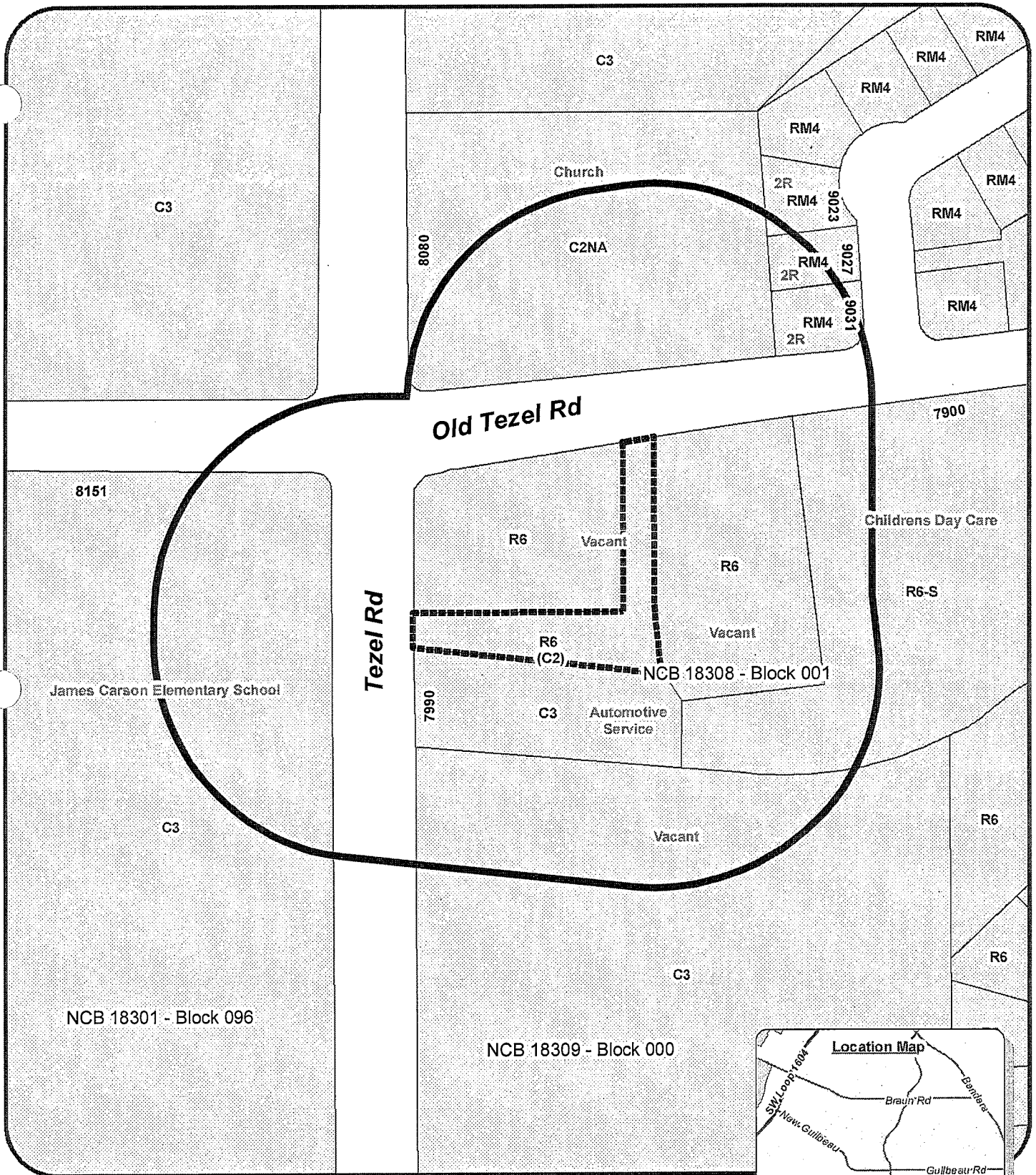
12. **ZONING CASE NUMBER Z2008112 CD:** The request of Estate of Katherine Chamberlain, Thomas Chamberlain, et al, Applicant, for Estate of Katherine Chamberlain, Thomas Chamberlain, et al, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "R-5" CD (CD-Office) Residential Single-Family District with a Conditional Use for an Office on Lots 87, Block K, NCB 11567, 4990 View Drive. (Council District 7) Pg. 28
13. **ZONING CASE NUMBER Z2008113 CD:** The request of Jerry Arredondo, Applicant, for Carp, Vasile and Sabou, Ioan, Owner(s), for a change in zoning from "R-20" NCD-3 Residential Single Family Neighborhood Conservation District to "C-2" NCD-3 CD (CD-Auto Sales) Commercial Neighborhood Conservation District with a Conditional Use for an auto dealership on A 0.542 Acre Tract Out of Block E, NCB 11538, 2259 Bandera Road. (Council District 7) Pg. 34
14. **ZONING CASE NUMBER Z2008115 CD:** The request of Earl & Associates, P. C., Applicant, for John B. Rademacher, Owner(s), for a change in zoning from "R-20" NCD-3 Residential Single-Family, Ingram Hills Neighborhood Conseryation District to "R-20" NCD-3 (CD - 36 units) Residential Single-Family, Ingram Hills Neighborhood Conservation District with a Conditional Use for a total of 36 units on 3.321 acres out of NCB 11538, 2279 East Bandera Road. (Council District 7) Pg. 38
15. **ZONING CASE NUMBER Z2008117:** The request of DeLeon & Silvestri Co., Applicant, for Elias DeLeon & Sandra Silvestri, Owner(s), for a change in zoning from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and the Stone Monument Retail and Wholesale use on Lots 4, 5, 6 and 7, Block 3, NCB 641, 815, 819 and 823 Hoefgen Avenue. (Council District 2) Pg. 44

- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.

16. **ZONING CASE NUMBER Z2008090:** The request of Jaime & Adela Ramirez, Applicant, for Jaime & Adela Ramirez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 21, Block 2, NCB 18287, 7600 Block of Potranco Road. (Council District 6) Pg. 52
17. **ZONING CASE NUMBER Z2008100:** The request of Brown, P. C. Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD "R-6" Planned Unit Development Residential Single-Family District to "C-3" General Commercial District on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. (Council District 6) Pg. 54
18. **ZONING CASE NUMBER Z2008107:** The request of GAC Management Co., Ltd., Applicant, for GAC Management Co., Ltd., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District on 2.731 acres out of NCB 17673, 9700 Block of Westover Hills Boulevard. (Council District 6) Pg. 56
19. **ZONING CASE NUMBER Z2008108:** The request of Kaufman & Associates, Inc., Applicant, for Brass Heuermann 10, L. P., Owner(s), for a change in zoning from "R-20" GC-1 Residential Single Family Gateway Corridor District to "C-2" GC-1 Commercial Gateway Corridor District on Parcel 38A, NCB 34760, 6890 Heuermann Road. (Council District 8) Pg. 58
20. **ZONING CASE NUMBER Z2008114:** The request of Brown, P. C. Attorneys at Law, Applicant, for NICDAR, Inc., Owner(s), for a change in zoning from "R-4" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District on 6.189 acres out of Lot 320, Block 32, NCB 11131, 727 West Villaret Boulevard. (Council District 4) Pg. 60
1. Consideration of a request initiated by Councilmember Mary Alice Cisneros, District 1, requesting a zoning amendment to the Unified Development Code regarding the IDZ (Infill Development Zone) zoning district.
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Zoning Case Notification Plan

Case Z-2008-039

Council District 7

Scale: 1" approx. = 120'

Subject Property Legal Description(s): A Portion of Lot 1 Exc NW Irr 15.40 Tri and NE Irr 31.98 of Lot 2 - NCB 18308 - Block 001

Legend	
Subject Property	===== (0.34 Acres)
200' Notification Buffer	—————
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	—————



City of San Antonio - Development Services Dept
(01/09/2007)

CASE NO: Z2008039

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Zoning Commission Continuance from December 18, 2007, January 15, 2008 (Commissioner Request) and March 4, 2008 (Applicant Request).

Council District: 7

Ferguson Map: 547 B8

Applicant Name:

Owner Name:

Phil Garay

Adalberto Hernandez

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 2 and a 0.109 acre tract of land out of Lot 1, Block 1, NCB 18308

7900 Block of Tezel Road

Southeast Corner of Tezel Road and Old Tezel Road

Proposal: Commercial Use

Neighborhood Association: Tezel Heights Homeowner's Association is within 200 feet.

Neighborhood Plan: Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The Northwest Community Plan calls for Community Commercial land uses at this location. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact.

Approval

The subject property is located on the northwest side of San Antonio along Tezel Road, which is identified as a Secondary Arterial Type A. The surrounding zoning consists of "R-6" Residential Single-Family District to the east and "C-3" General Commercial District to the south. "C-2 NA" Commercial Nonalcoholic Sales District zoning is across Old Tezel Road to the north and there is "C-3" General Commercial District across Tezel Road to the west and northwest. The subject property is within the Northwest Community Plan area and is within 200 feet of the Tezel Heights Homeowner's Association. Immediately to the south of the subject property is an automotive service facility and vacant land to the east. To the north across Old Tezel Road is a church and there is a school to the west across Tezel Road. The applicant has applied for "C-2" Commercial District to expand the automotive service, which is located at 7990 Tezel Road, and to allow for additional employee and customer parking. "C-2" would be more appropriate and compatible at this location than the current zoning considering the site's location and configuration near the intersection. The applicant amended the application from "C-3" General Commercial District to "C-2" Commercial District.

The subject property was annexed into the City of San Antonio in December of 1987. In 2002, following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District.

C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses, and which generate a greater volume of vehicular traffic and/or truck traffic. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

CASE MANAGER: Pedro Vega 207-7980





Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008039

Existing Zoning: R-6

Requested Zoning: C-2

Registered Neighborhood Association(s):
Tezel Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Northwest Community Plan

Future Land Use for the site: Community Commercial

Low Density Residential includes Single Family Residential on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation:

Reviewer: Tamara Palma

Title: Planner

Date: 12/13/2007

Manager Review: Nina Nixon-Mendez

Date: 12/13/2007

CASE NO: Z2008092 S

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Zoning Commission Continuance from March 4, 2008
(Applicant Request).

Council District: 4

Ferguson Map: 648 C8

Applicant Name:

Owner Name:

Oscar and Donna M. Sandoval

Oscar and Donna M. Sandoval

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for a Manufactured Home.

Property Location: Lot 3, NCB 15628

5431 Hillburn Drive

The northside of Hillburn Drive, east of Old Pearsall Road

Proposal: To allow for a manufactured home

Neighborhood Association: Southwest Community Association

Neighborhood Plan: United Southwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because no change to the base zoning district is being requested. The existing residential densities in this area do not support the goals of the future land use plan; low density residential. Allowing an additional dwelling on the subject property would promote increased residential densities in this area of the United Southwest Communities Plan.

Denial

The zoning request to allow a manufactured home does not conform to the goals of United Southwest Communities Plan. The proposed site is located in southwest San Antonio along Hillburn Drive, a local residential street. The site is within the Southwest Community Association (SWCA) and the United Southwest Communities Plan. The surrounding zoning consists of "R-6" Residential Single-Family District to the southeast, northwest and across Hillburn Drive to the southwest with "C-3" General Commercial District to the northeast. The manufactured home will be accessible by a long private driveway located along the northwest property line. The subject property is located in an existing neighborhood that predominantly consists of manufactured homes. Although the Community Plan does not discourage manufactured homes from locating in the area, the plan does support reinforcing existing neighborhoods, composed of single-family houses on individual lots. The applicant wants a temporary manufactured home until a single-family dwelling is built.

The project site was annexed into the City of San Antonio in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous Temporary "R-1" Single-Family Residence District. A Specific Use Authorization classification shall run with the land until such time that the zoning is changed. The granting of a Specific Use Authorization classification would not affect uses permitted by right in the underlying "R-6" Residential Single-Family District; the granting of a Specific Use Authorization zoning classification does not waive the regulations of the underlying "R-6" Residential Single-Family District. The existing "R-6" Residential Single-Family District allows one single-family dwelling per lot.



CASE NO: Z2008092 S

Final Staff Recommendation - Zoning Commission

Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such permits are a special privilege granted by the city council under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development.

HUD-code manufacture homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations. HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008092

Existing Zoning: R-6

Requested Zoning: R-6S

Registered Neighborhood Association(s):
Southwest Neighborhood Association

Neighborhood/Community/Perimeter Plan:
United Southwest Communities Plan

Future Land Use for the site:

The subject property is located at 5431 Hillburn Drive, near Old Pearsall Road. While Community Commercial land uses line Old Pearsall Road, Low Density Residential land uses occupy the interior areas. Low-Density Residential land uses consist of single-family houses on individual lots. Low Density Residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. The Community Commercial land uses located along Old Pearsall Road provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Other Comments:

Analysis:

The subject property is approximately 300' deep x 80' wide along Hillburn Drive. There is a private access road between 5439 Hillburn and the subject property. It appears that this private access drive serves several mobile homes located along the adjacent property.

Although a Land Use Plan Amendment is not required for a zoning change from R6 to R6-S, staff discourages opportunities to increase residential densities in low density residential areas. The adjacent property, served by a shared private access drive, has several non-conforming mobile homes. The residential densities in this area do not support the goals of the future land use plan; low density residential. Allowing an additional dwelling on the subject property would promote increased residential densities in this area of the United Southwest Communities Plan.

The request to allow a temporary dwelling does not conform to the goals of neighborhood plan.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☒ Consistency determination not required because base zoning is not changing

Staff Recommendation:

☐ Supports

☒ Recommends Denial

Reviewer: Gary Edenburn

Title: Planner

Date: 02/12/2008

Manager Review: Nina Nixon-Mendez

Date: 2/12/2008

SITE PLAN

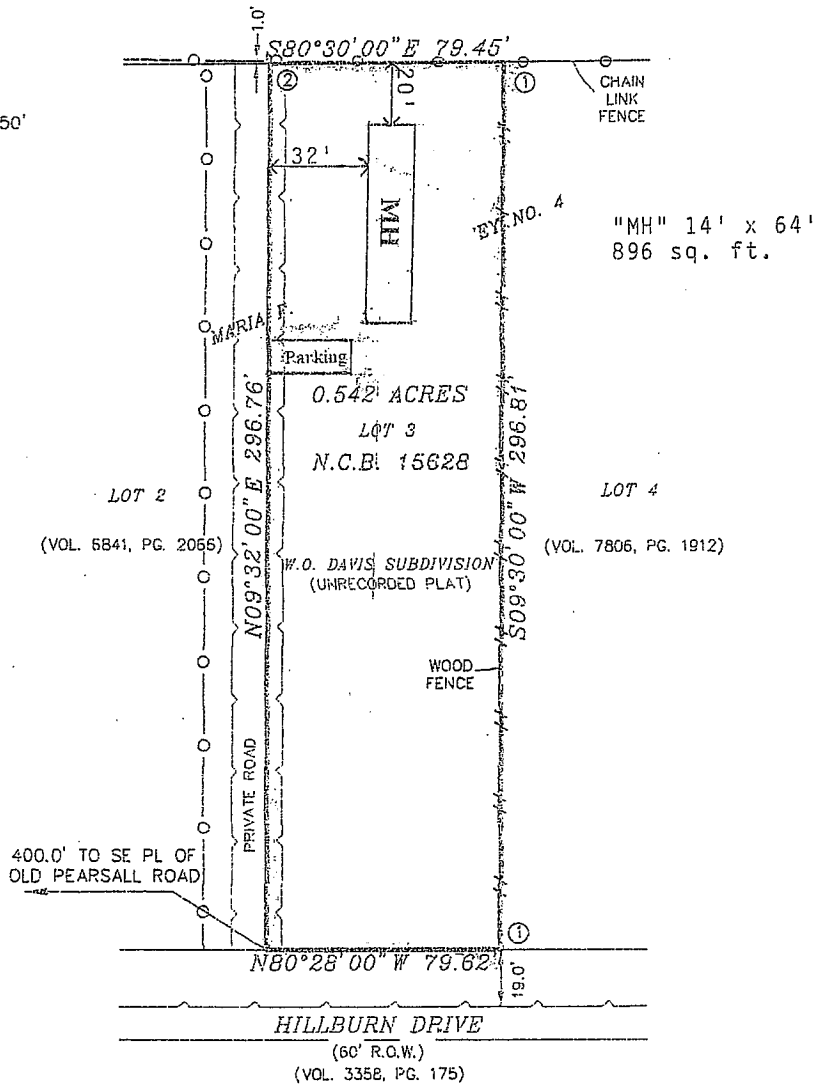
Z2008092S

10 ACRE TRACT

① = FOUND IRON BAR

② = SET IRON BAR

SCALE: 1" = 50'



SURVEY OF

0.542 ACRE TRACT OF LAND OUT OF THE MARIA F. RODRIQUEZ SURVEY NO. 4, ABSTRACT NO. 16, NEW CITY BLOCK 15628, CITY OF SAN ANTONIO, BEING SAME TRACT DESCRIBED IN VOLUME 7033, PAGE 273, DEED RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING LOT 3, W.O. DAVIS SUBDIVISION, AN UNRECORDED PLAT, ARMANDO A. ARANDA BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS BY METES AND BOUNDS

AREA: 0.542 ACRES
(23,605 SQUARE FEET)



STATE OF TEXAS
COUNTY OF BEXAR

I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY AND CERTIFY THAT THERE ARE NO VISIBLE OR APARENT, EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY: Armando A. Aranda
ARMANDO A. ARANDA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398

DATE: FEBRUARY 7, 2005

PLAY REFERENCE:
DEED REFERENCE: VOL. 7033, PG. 273
DEED REFERENCE: VOL. 3319, PG. 395
DEED REFERENCE: VOL. 3358, PG. 175
DEED REFERENCE: VOL. 6927, PG. 159

G.F. NO.: 4803

BUYER: OSCAR SANDOVAL AND
DONNA M. SANDOVAL

ADDRESS: 5315 HILLBURN DRIVE

ARMANDO A. ARANDA
2222 BEECHAVEN
SAN ANTONIO, TEXAS 78207
210-432-7405
JOB NUMBER: 815

COPY



Zoning Case Notification Plan

Case Z2008110 CD

Council District 5

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lots 7, 8 and 9 - NCB 02398 - Block 007

Legend

Subject Property (0.134 Acres)

200' Notification Buffer

Current Zoning

Requested Zoning Change

100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(02/05/2008)

CASE NO: Z2008110 CD

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 5

Ferguson Map: 616 A5

Applicant Name:
Maria De Los Angeles Zamarripa

Owner Name:
Maria De Los Angeles Zamarripa

Zoning Request: From "R-4" Residential Single Family District to "R-4" (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 30 units per acre or a total of 4 units.

Property Location: Lots 7, 8 and 9, Block 7, NCB 2398
607 South Chupaderas
Northwest corner of S. Chupaderas and Del Valle Alley

Proposal: To Allow for Four Dwelling Units

Neigh. Assoc. Avenida Guadalupe Association, Inc.

Neigh. Plan Guadalupe Westside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Guadalupe Westside Community Plan calls for Low Density Residential land use for the subject property. Low Density Residential land use consists of single-family homes on individual lots located on streets with low traffic volumes.

Denial

The subject property is located within the original city limits and totals approximately .1342 of an acre. There is an existing two-story duplex on the subject property that measures approximately 2346 square feet and was constructed in 1940, as well as an existing single story residential structure that measures approximately 1050 square feet and was constructed in 1940. There is an existing accessory garage that measures approximately 240 square feet. The property owner has begun construction on a fourth residential structure located in the rear of the two-story duplex. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous R-7 zoning.

"R-4" Residential Single-Family District zoning currently exists to the north and west of the subject property. Property to the east across S. Chupaderas is zoned "R-4" Residential Single-Family District. Property to the south across Del Valle Alley is zoned "R-4" Residential Single-Family District. The De Zavala Elementary school parking lot is immediately adjacent to the subject property along the north and west property lines. There are single family homes to the east across S. Chupaderas and to the south across Del Valle Alley.

The applicant has applied for the R-4 with a conditional use for four dwelling units in order to bring the existing three dwelling units into compliance and to allow for a fourth dwelling unit that is currently under construction. Staff believes that the subject property is a substandard lot for the three existing structures and there are major setback encroachments at the rear and side lot lines. In addition to these development standard violations, the existing structures have been constructed too close to each other, creating multiple health and safety concerns for the occupying residents and surrounding neighbors. Lack of space on the subject



CASE NO: Z2008110 CD

Final Staff Recommendation - Zoning Commission

property prohibits the owner from meeting the minimum number of parking spaces required by UDC Table 526-3a. Residents currently park on the street in front of the duplex.

The applicant first applied for a 14-foot variance to allow for an addition to be built 6 feet from the rear property line. The request (A-07-105) was to be considered by the Board of Adjustment on 09/26/07. Upon Zoning Section staff recommendation, the applicant withdrew her case from BOA consideration and applied for a zoning change because a variance from zoning regulations cannot be considered by the BOA until the proper zoning that allows the intended/ existing use is in place. The addition, which was the subject of the BOA request, has since been built on the subject property. The applicant was then cited for building without permits and within the rear and side setbacks. It is estimated that the structure encroaches into to the rear and side property line setbacks with a closer distance than the original variance request. If the rezoning request is approved by City Council, the property owner will still need to obtain variances from the setback requirements to keep the existing structures in place.

Staff recommends denial for this zoning change application based on the multiple violations of development standards. The subject property has been developed in a way that is inconsistent with the development pattern of this neighborhood and without regard to health, safety and welfare issues.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: 2008110

Address: 607 S. Chupaderas

Existing Zoning: R - 4

Requested Zoning: R - 4 CD to allow for 4 dwelling units

Registered Neighborhood Association(s): Avenida Guadalupe Neighborhood Association

Neighborhood/Community/Perimeter Plan: Guadalupe Westside Community Plan

Future Land Use for the site: Low Density Residential

Low Density Residential consists of single-family homes on individual lots, on streets with low traffic volumes.

Analysis/Comments:

The adjacent land uses to the East and South of the property are designated Low Density Residential, corresponding to the general single-family home development pattern of the area. To the West and North is a Public/Institutional use; De Zavala Elementary School is located just to the North. From 2007 aerial photography, it appears that the subject parcel is significantly crowded with existing development. In addition to being out of character with the existing neighborhood, adding another dwelling unit to a parcel that totals .1342 acres could put in jeopardy the safety, health and well-being of the occupying residents as well as surrounding neighbors.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

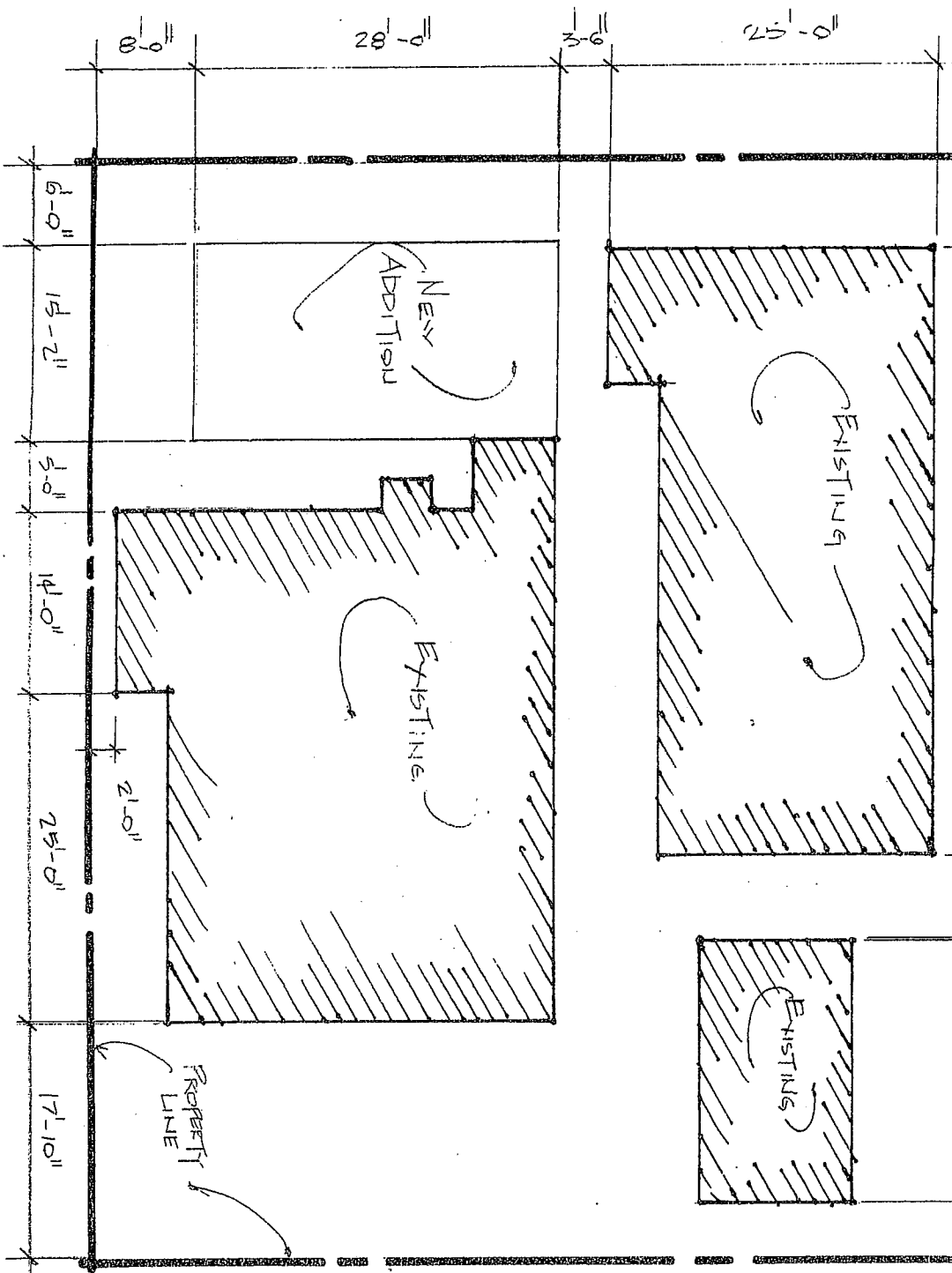
Reviewer: Andrea Gilles

Title: Sr Planner

Date: 3/14/2008

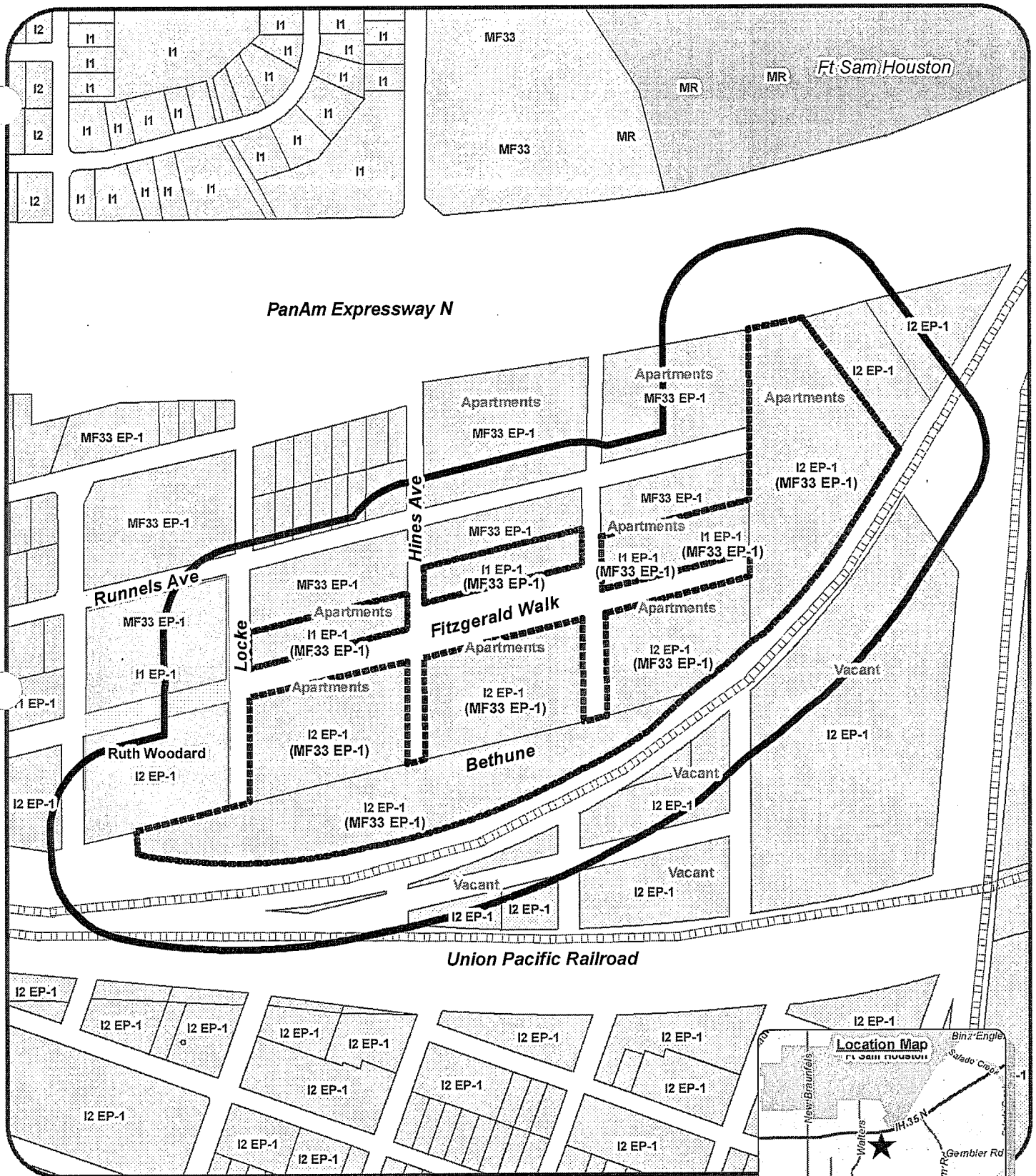
Manager Review: Nina Nixon-Mendez

Date: 3/14/2008



75'-0"

607 S. CHUPADERAS ST.



Zoning Case Notification Plan

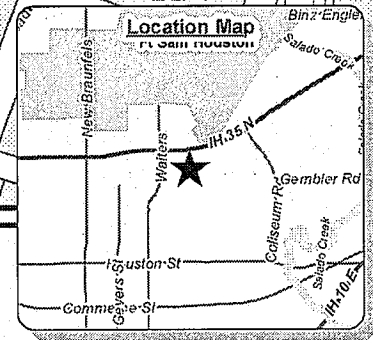
Case Z-2008-111

Council District 2

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Lots 1 thru 16 - NCB 01210 - Block 014 and Lots 1 thru 16 - NCB 01211 - Block 013
 and Lots 1 thru 16 - NCB 01213 - Block 012 and Lots 1 thru 16 - NCB 01222 - Block 020 and Lots 1 thru 16 - NCB 01223 - Block 019
 and Lots 1 thru 16 - NCB 01224 - Block 018 and Lot 1 - NCB 12839 - Block 001 and Lot 1 - NCB 12840 - Block 002

Legend	
Subject Property	(21.56 Acres)
200' Notification Buffer	
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	



City of San Antonio - Development Services Dept
 (03/18/2008)

CASE NO: Z2008111

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 2

Ferguson Map: 617 E3

Applicant Name:

Owner Name:

Brown, P. C. Attorneys at Law

San Antonio Housing Authority

Zoning Request: From "I-1 EP-1" General Industrial District, Facility Parking/Traffic Control Overlay District-1 and "I-2 EP-1" Heavy Industrial District, Facility Parking/Traffic Control Overlay District-1 to "MF-33 EP-1" Multi-Family District, Facility Parking/Traffic Control Overlay District-1.

Property Location: Lot 1, Block 1, NCB 12839; Lot 1, Block 2, NCB 12840; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 18, NCB 1224; 0.387 acres out of NCB 1224; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 19, NCB 1223; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 20, NCB 1222; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 14, NCB 1210; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 13, NCB 1211; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 12, NCB 1213

Area generally bound by IH-35 North, Locke and the railroad right-of-way

Proposal: To bring existing apartments into compliance

Neigh. Assoc. Government Hill Alliance

Neigh. Plan Government Hill Neighborhood Plan

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Consistent.

The Government Hill Neighborhood Plan calls for a future land use of High Density Residential, described as exceeding 15 units per acre, at this location.

Approval.

The subject property consists of approximately 19.58 acres located just south of IH-35 North, and is generally bound by Locke to the west and the railroad right-of-way to the south and east. The property is a portion of the existing Sutton Homes housing development, which dates back to 1951. Under the 1938 zoning code, the subject property was zoned "J" Commercial District, and "L" and "LL" First Manufacturing Districts, most likely due to the property's close proximity to the railroad. The former "J", "L" and "LL" districts allowed multi-family residential as the 1938 Code was characterized by cumulative zoning. Following the adoption of the Unified Development Code in 2002, the original zoning converted to "I-1" General Industrial District and "I-2" Heavy Industrial District. Also in 2002, the "EP-1" Facility Parking/Traffic Control Overlay District-1 was added to the area. "MF-33 EP-1" Multi-Family District and "C-2 EP-1" Commercial District zoning currently exists to the north of the subject property. Properties to the east and south are zoned "I-2 EP-1"; while "I-1 EP-1", "I-2 EP-1" and "MF-33 EP-1" zoning exists to the west of the subject property. Surrounding land uses include additional Sutton Homes housing and offices, single-family homes, churches, a fast-food restaurant, a small grocery/market, and an auto-repair shop to the north and west; with office/warehouses to the east. All adjacent land to the south and further east is undeveloped and/or railroad right-of-way.

CASE NO: Z2008111

Final Staff Recommendation - Zoning Commission

The applicant requests "MF-33 EP-1" Multi-Family District, Facility Parking/Traffic Control Overlay District-1 to bring the existing housing community into compliance. Staff finds the request to be appropriate.

As evidenced by the zoning exhibit, this rezoning request covers only portions of the Sutton Homes development. The northern areas of the complex are already zoned properly. However, there are additional areas interspersed in and around the subject property that are not currently zoned, and are not included in this request. The applicant is aware of these occurrences and may submit a future rezoning application to address the issue.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008111

Address: Lot 1, Block 1, NCB 12839; Lot 1, Block 2, NCB 12840; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 18, NCB 1224; 0.387 acres out of NCB 1224; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 19, NCB 1223; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 20, NCB 1222; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 14, NCB 1210; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 13, NCB 1211; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 12, NCB 1213

Existing Zoning: I -1 EP -1 & I -2 EP - 1

Requested Zoning: MF - 33 EP - 1

Registered Neighborhood Association(s): Government Hill Alliance

Neighborhood/Community/Perimeter Plan: Government Hill Neighborhood Plan

Future Land Use for the site: High Density Residential

High-Density Residential provides for all types of land-intensive housing. Development Densities exceed 15 units per gross acre. The high-density residential areas include the southeastern and northwestern corners of the neighborhood. The southeastern area is bounded by Hines to the east, June to the west, I.H. 35 to the north, and the Union Pacific railroad to the south. The northwestern area is in the shape of an "L," bounded by Austin St. to the west, Hackberry on the east (*between Quitman and Carson*), and Pine (*between Josephine and Quitman*), Josephine to the north, and on the south, Carson (*between Austin and Hackberry*), and Quitman (*between Hackberry and Pine*).

Other Comments:

The following addresses are not in any neighborhood plan: Lot 1, Block 2, NCB 12840; Lots 1-16, Block 19, NCB 1223 ; Lots 9-16, Block 14, NCB 1210; Lots 9-16, Block 13, NCB 1211

Light Industrial provides for general manufacturing, wholesaling, warehousing, and research and development uses. Light Industrial uses have been identified as suitable for one area in the southern section of the neighborhood, between N. New Braunfels and Roper, with Seguin Ave. and the Union Pacific railroad yard being the northern and southern boundaries respectively.

Analysis:

The subject property consists of approximately 19 acres of land bounded generally by IH 35, Locke St. and Bethune St. The community plan outlines some of the goals of the neighborhood as:

1. Housing
 - 1.1 Conserve, rehabilitate and/or replace (if necessary) housing stock.
2. Land Use/Revitalization
 - 2.1 Redevelop and revitalize the neighborhood.

The redevelopment of this apartment complex would fall in line with these goals.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Tamara Palma

Title: Planner

Date: 3/5/2008

Manager Review: Nina Nixon-Mendez

Date: 3/19/2008

12/30/04

22008111

Sinclair & Associates, Inc.

3201 Cherry Ridge, Suite A101
San Antonio, Texas 78230
210-341-4518

March 11, 2008

0.387 acres out of
Lots 13, 14, 15 and 16
New City Block 1224
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

FIELDNOTE DESCRIPTION OF

0.387 acres out of Lots 13, 14, 15 and 16, New City Block 1224, City of San Antonio, Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a point in the north boundary line of Lot 1, Block 2, New City Block 12840, Sullivan & Dignowty Subdivision, City of San Antonio as shown by plat of record in Volume 4080 at page 108 of the Plat Records of Bexar County, Texas, the southwest corner of Lot 13, New City Block 1224, City of San Antonio, Bexar County, Texas and the southeast corner of Lot 12, said New City Block 1224, for the southwest corner of this tract;

Thence N 0°05'04" E with the west boundary line of said Lot 13 and the east boundary line of said Lot 12 a distance of 123.25 feet to a point, the northwest corner of said Lot 13, the northeast corner of said Lot 12, the southeast corner of Lot 4, said New City Block 1224 and the southwest corner of Lot 5, said New City Block 1224, for the northwest corner of this tract;

Thence N 76°53'25" E with the north boundary lines of Lots 13, 14, 15 and 16, said New City Block 1224 and the south boundary lines of Lots 5, 6, 7 and 8, said New City Block 1224 a distance of 184.88 feet to a point in the west boundary line of Lot 1, Block 1, New City Block 12839, said Sullivan & Dignowty Subdivision, the northeast corner of said Lot 16 and the southeast corner of said Lot 8, for the northeast corner of this tract;

Thence S 0°05'19" W with the east boundary line of said Lot 16 and the west boundary line of said 1, Block 1 a distance of 42.15 feet to a point in the arc of a curve having a radius of 1,859.86 feet, the northwest right-of-way line of the M.K.T. Railroad, the southwest corner of said Lot 1, Block 1, for the southeast corner of this tract;

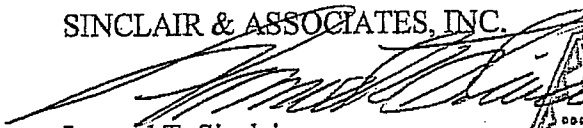
Thence curve right in a southwesterly direction along the arc of said curve having a radius of 1,859.86 feet crossing said Lots 16, 15, 14 and 13 with the northwest right-of-way line of the M.K.T. Railroad, through a central angle of $5^{\circ}30'15''$, a chord bearing and distance of S $50^{\circ}39'08''$ W – 178.60 feet, a distance of 178.67 feet to a point in the south boundary line of said Lot 13, the northeast corner of said Lot 1, Block 2, for a southeast corner of this tract;

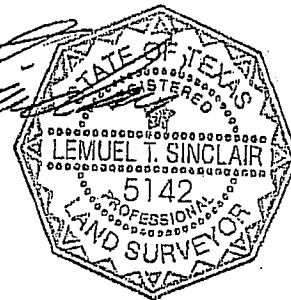
Thence S $76^{\circ}53'25''$ W with the south boundary line of said Lot 13 and the north boundary line of said Lot 1, Block 2 a distance of 43.19 feet to the point of beginning.

Containing 0.387 acres (16,847 square feet) of land, more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

SINCLAIR & ASSOCIATES, INC.

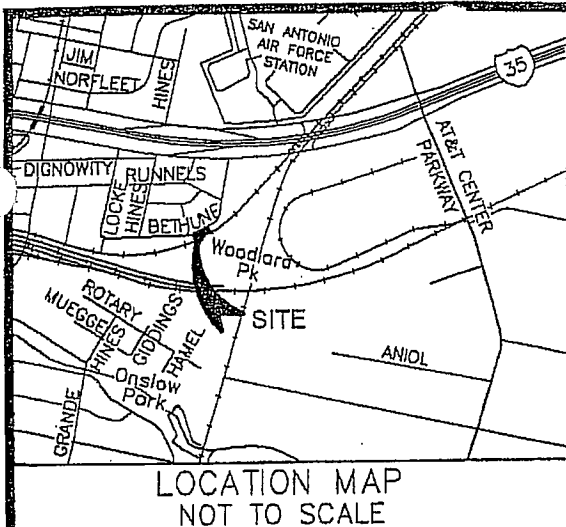

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142



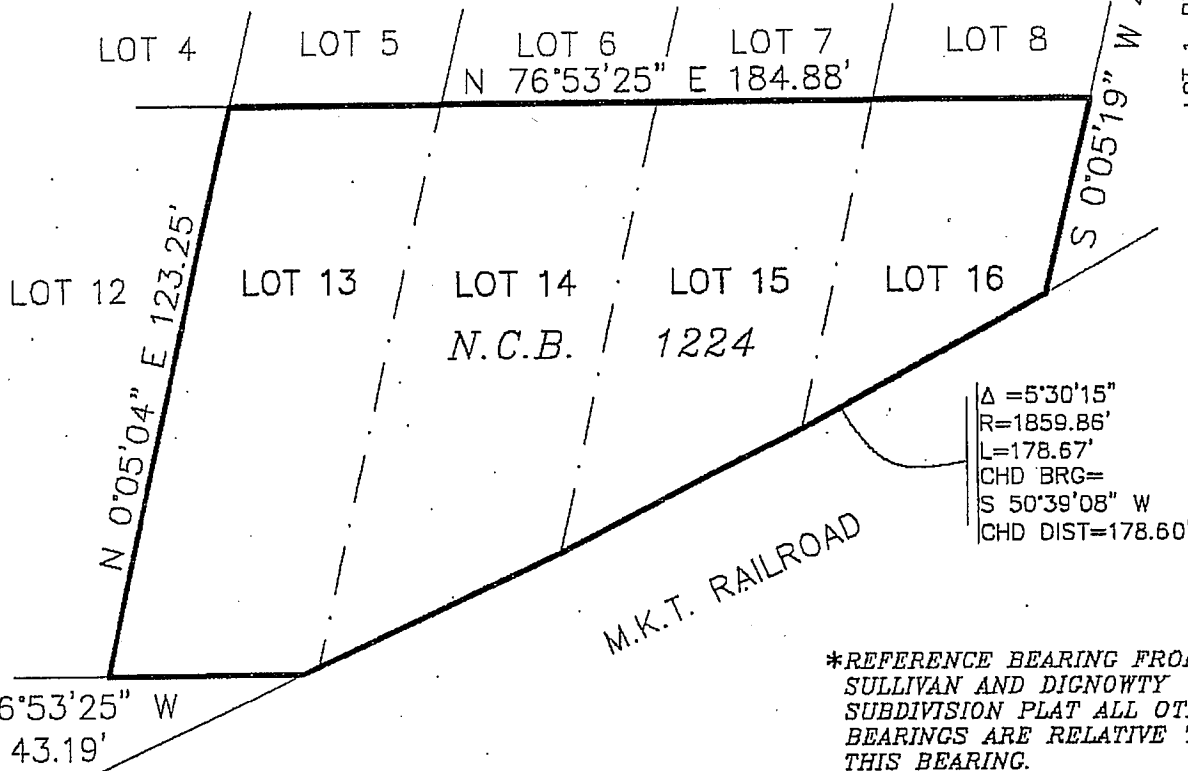
LTS/ihw



NOTE: THIS CUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



NORTH
SCALE: 1" = 30'



LOT 1, BLOCK 1,
NCB 12839
SULLIVAN & DIGNOWTY
SUBDIVISION
4080
108

LOT 1, BLOCK 2,
NCB 12840
SULLIVAN & DIGNOWTY
SUBDIVISION
4080
108

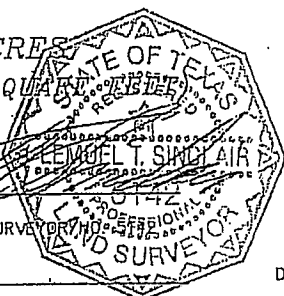
*REFERENCE BEARING FROM
SULLIVAN AND DIGNOWTY
SUBDIVISION PLAT ALL OTHER
BEARINGS ARE RELATIVE TO
THIS BEARING.

AREA: 0.387 ACRES
(16,847 SQUARE FEET)

EXHIBIT OF
0.387 ACRES OUT OF
LOTS 13, 14, 15 AND 16
NEW CITY BLOCK 1224
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

S

BY: LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR

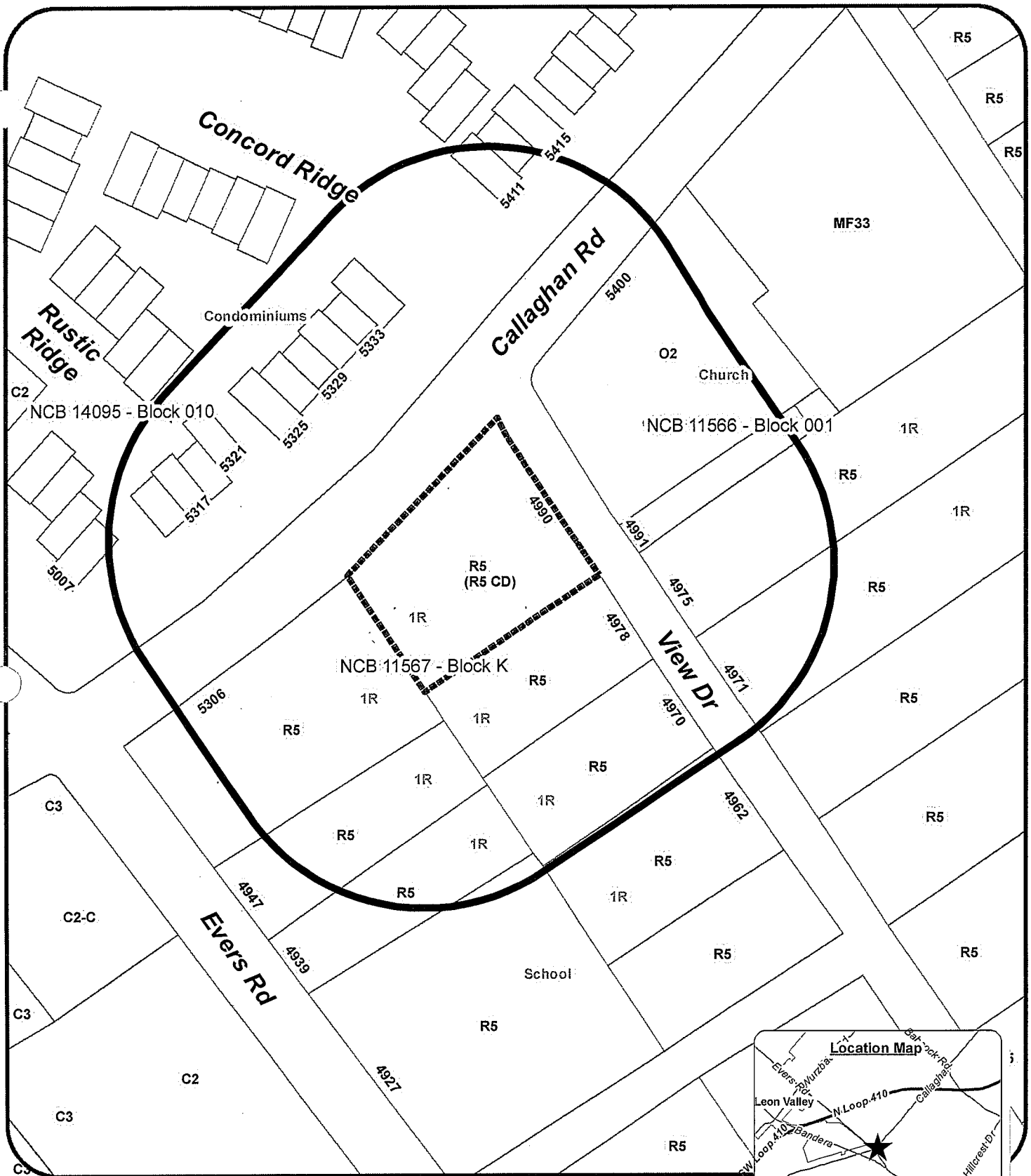


SINCLAIR & ASSOC., INC.
3201 CHERRY RIDGE SUITE A101
SAN ANTONIO, TEXAS 78230
210-341-4518

DATE: MARCH 7, 2008

DRAWN BY: JHW CREW CHIEF: RG

JOB NUMBER: S-200820704



Zoning Case Notification Plan

Case Z-2008-112

Council District 7

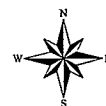
Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 87 - NCB 11567 - Block K

Legend

- Subject Property (0.841 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(03/18/2008)

CASE NO: Z2008112 CD

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 7

Ferguson Map: 580 E5

Applicant Name:

Owner Name:

Estate of Katherine Chamberlain, Thomas Chamberlain, et al

Estate of Katherine Chamberlain, Thomas Chamberlain, et al

Zoning Request: From "R-5" Residential Single-Family District to "R-5 CD" (CD-Professional Office) Residential Single-Family District with a Conditional Use for a Professional Office.

Property Location: Lot 87, Block K, NCB 11567

4990 View Drive

Southwest corner of View Drive and Callaghan Road

Proposal: To allow office use

Neigh. Assoc. Rolling Ridge Village Home Owners Association is within 200 feet.

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no request to change the base zone. The Near Northwest Neighborhood Plan calls for Low Density Residential at this location, being primarily composed of single-family houses on individual lots located on streets with low traffic volume.

Approval.

The subject property is located at the southwest corner of View Drive and Callaghan Road, and is approximately 0.8409 acres in size. The existing single-family home on the subject property, measuring approximately 2,197 square feet, was built in 1940. The structure was previously used as a residence. This property was annexed into the city in 1952. The subject property was originally zoned "A" Single Family Residence District; and converted to "R-6" Residential Single-Family District in 2002 following the adoption of the Unified Development Code. Surrounding properties are zoned "R-5" Residential Single-Family District to the south, west and east; "RM-4" Residential Mixed District to the north; and "O-2" Office District and "MF-33" Multi-Family District to the east across View Drive. Surrounding land uses include single-family homes to the south, west and east; apartments to the north and east; and a church to the east across View Drive. The subject property is in close proximity to "C-2" Commercial District and "C-3" General Commercial District zoning to the west, along both Evers Road and Callaghan Road. Near-by land uses include a church, Montessori school, car wash, optometrist office, auto-body repair, and an electrical sub-station.

The applicant requests "R-5 CD" (CD-Professional Office) Residential Single-Family District with a Conditional Use for a Professional Office. Staff finds the request to be appropriate given the close proximity to both residential and commercial development. Additionally, Callaghan Road is identified as Secondary Arterial "Type A" in the City's Major Thoroughfare Plan. An office use at this corner, which lies at the edge of a large residential neighborhood, would constitute limited commercial encroachment into the neighborhood and would provide a buffer between the residential development and the major thoroughfare.

The application of a Conditional Use provides an opportunity to limit the impact of the proposed use on

CASE NO: Z2008112 CD

Final Staff Recommendation - Zoning Commission

surrounding properties by limiting the scope of use allowed and restricting future occupancy should the conditional use cease for more than twelve months.

If approved, the following conditions are applicable per the Unified Development Code, unless otherwise modified by City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
- C. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

In addition to A and B above, staff recommends the following hours of operation and parking conditions:

- 1. Hours of operation shall not be permitted before 8:00 a.m. or after 5:00 p.m.
- 2. Parking shall be limited to the two lane driveway and carport area; and any additional parking that is added to the property shall be limited to the rear yard with no increased parking in the front yard along View Drive or side yard along Callaghan Road.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z20080112

Existing Zoning: R-5 **Requested Zoning:** R-5 single family residential use with a conditional use for a professional Office

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Near Northwest

Future Land Use for the site:

Low Density Residential

Primarily composed of single-family houses on individual lots, reflecting the predominant lot size in the area.

Other Comments:

The subject property is located at the intersection of Callaghan Road and View Drive. Callaghan Road is a Second Arterial Type A with 86' of Right-of-Way. Such an arterial would generally support the requested lesser intense office use.

The Near Northwest Neighborhood Plan States in Objective 2.4 that "instigating community efforts to support area business assets" by "encouraging all residents to shop at local and family-run businesses located within the Near Northwest area rather than traveling outside of the planning area." In addition, the property fronts a local road and a conditional use would support maintaining the residential character of the area as designated in Goal three of the plan.

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency determination not required because base zoning is not changing

Request does not conform to Land Use Plan pending plan amendment.

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Lauren Edlund

Title: Planner

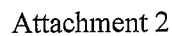
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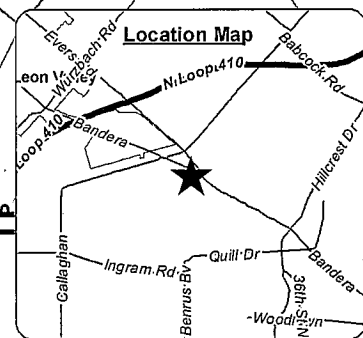
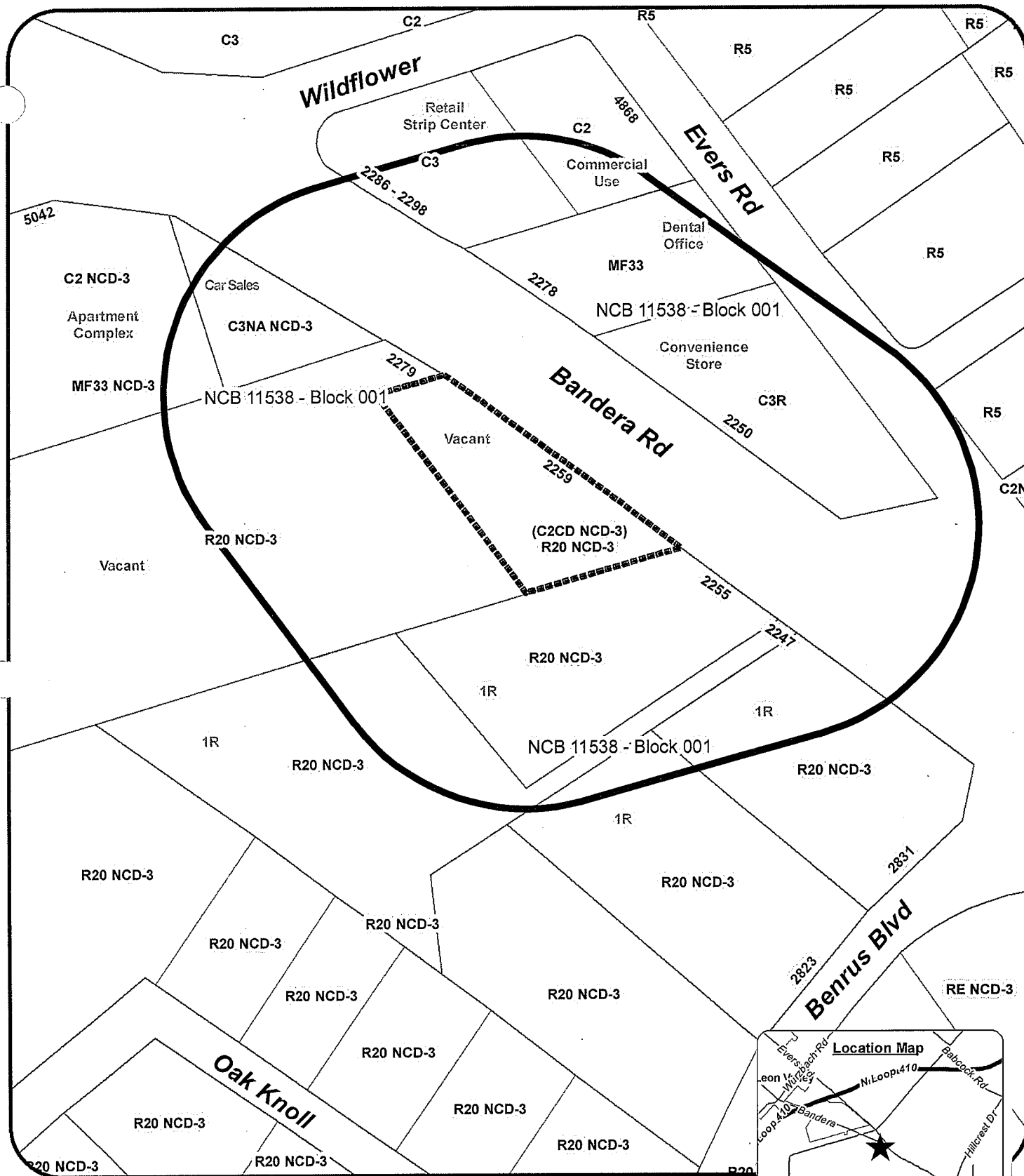
Manager Review: Nina Nixon-Mendez

Date: 3/28/2008



Attachment 1





Zoning Case Notification Plan

Case Z-2008-113

Council District 7

Scale: 1" approx. = 120'

Subject Property Legal Description(s): W 65 ft of E 327.83 ft of S 230 ft of Tract TR-A and ARB TR-B - NCB 11538 - Block E

Legend

- Subject Property (0.54 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(03/18/2008)

CASE NO: Z2008113 CD

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 7

Ferguson Map: 580 E6

Applicant Name:

Jerry Arredondo

Owner Name:

Carp, Vasile and Sabou, Ioan

Zoning Request: From "R-20 NCD-3" Residential Single Family Neighborhood Conservation District-3 to "C-2 NCD-3 CD" (CD-Auto Sales) Commercial Neighborhood Conservation District-3 with a Conditional Use for auto sales.

Property Location: A 0.542 acre tract out of Block E, NCB 11538

2259 Bandera Rd.

South of Bandera Road and Wildflower intersection

Proposal: To allow for motor vehicle sales

Neigh. Assoc. Ingram Hills Neighborhood Association

Neigh. Plan Woodlawn Hills Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistency is not required since there is not a future land-use element to the community plan. Planning staff supports C-2; however does not support conditional use for auto sales.

Approval

The subject property is an undeveloped 0.54 acre parcel located on the City's northwest side. This property is situated on the west side of Bandera Road, south of the intersection of Bandera Road and Wildflower Street. This area was annexed by the City of San Antonio on September 25, 1952. The zoning of the subject parcel converted from "A" Residential Single-Family District to "R-20 NCD-3" Residential Single-Family District following the adoption of the current zoning districts in 2002. The northern and western portion of this property, which abuts 2279 Bandera Road, is also subject to a zoning change - case number Z2008115 CD. All of the parcels surrounding this property are zoned R-20 NCD-3. There is a small car sales lot at the corner of Bandera Road and Wildflower Street zoned C-3NA NCD-3. There are non-residential zoned parcels (MF-33, C-2, C-3 and C-3R) across from Bandera Road occupied by various commercial and office uses.

The applicant is requesting this zoning change so that the subject property may be utilized for automobile sales. C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses, and which generate a greater volume of vehicular traffic and/or truck traffic. The proposed commercial district is most appropriate at the intersections of major thoroughfares. Considering that Bandera Road is a Primary Arterial "Type A" on the City's Major Thoroughfare Plan, the area is surrounded by several intersections of multiple roads, and there are similar intensity and characteristics of uses in the immediate area, the requested zone change is suitable for this location. Conditions on this site and development standards requirements may further limit commercial development on this site. If this zoning change request is approved, these conditions should apply:

1- A 30 foot building setback on the rear and 10 foot building setback on the sides will be required since the

CASE NO: Z2008113 CD

Final Staff Recommendation - Zoning Commission

property is abutting residential zoning districts.

2- A Type F buffer will be required along the south, west and north property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. A Type C buffer will be required where a property line might abut a property zoned MF Multi-Family.

3- No junk vehicles can be stored, parked or serviced at any time.

4- Outdoor lighting shall be arranged so the source of light is concealed from adjacent residential properties through the use of directional fixtures of ninety (90) degrees or less.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z20080113

Existing Zoning: R-20 NCD-3

Requested Zoning: C2 NCD-3 CD

Registered Neighborhood Association(s):

Ingram Hills Neighborhood Association

Neighborhood/Community/Perimeter Plan:

Woodlawn Hills/Ingram Hills Neighborhood Plan

Future Land Use for the site:

The Woodlawn Hills/Ingram Hills Neighborhood Plan does not contain a future land use plan.

Other Comments:

The subject property is currently vacant and located on Bandera Rd. in between Wildflower and Benrus. Bandera Road is a Secondary Arterial Type A with 86' of Right-of-Way. Such an arterial would generally support the request to establish an auto sales business (no vehicle maintenance). The parcel is currently vacant as is the parcel to the rear of the property. To the east there is a property zoned R-20 NCD-3 which sits on 0.8092 acres.

The Woodlawn Hills/Ingram Hills Neighborhood Plan encourages future commercial development along Callaghan, Ingram, and Bandera in order to improve the visual appearance and promote a well balanced mix of businesses to serve area residents. The plan also wants to encourage businesses to increase their presence in neighborhood activities.

The recommendation is for approval of a C-2 zoning with the conditional use for auto sales. Staff supports the conditional use for auto sales because according to the goals a well balanced mix of business is desired. Staff will support the conditional use if there are buffers along residential areas and with lighting restrictions.

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency determination not required because there is no future land use plan. The plan was adopted in 1992 and serves as a guide. In fall of 2008, staff will be working with the Neighborhood to update the plan.

Staff Recommendation:

☐ Supports

☐ Recommends Denial

☒ Alternative Recommendation: Staff would support a zoning change to C-2 with conditional use and conditions placed on the sight including: buffers from the residential uses and lighting restrictions.

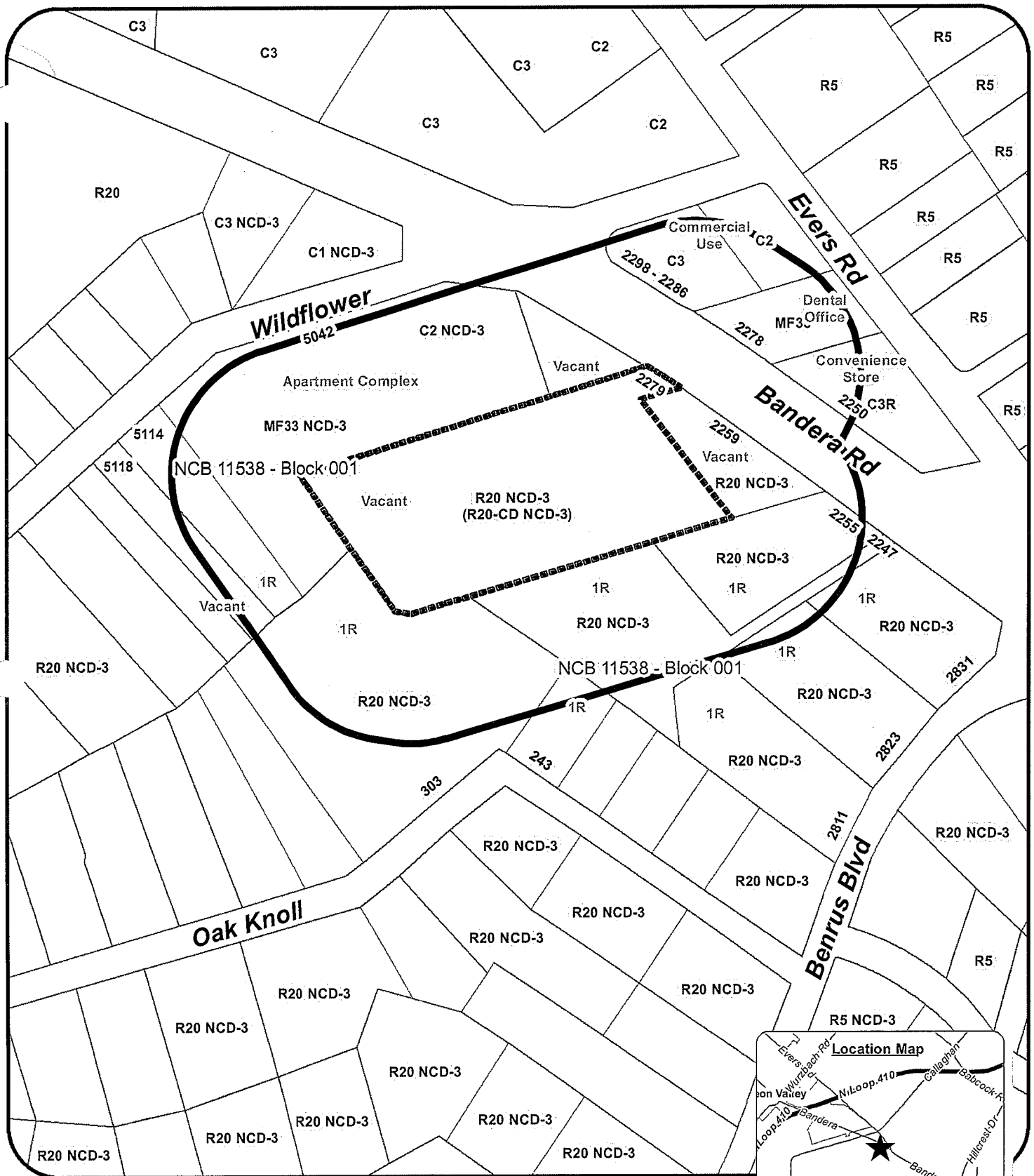
Reviewer: Sidra Maldonado

Title: Planner

Date: 3/28/2008

Manager Review: Nina Nixon-Mendez

Date: 3/28/2008



Zoning Case Notification Plan

Case Z2008115 CD

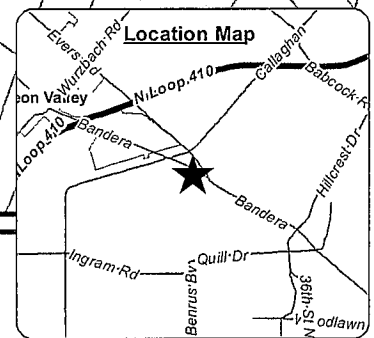
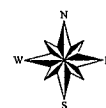
Council District 7

Scale: 1" approx. = 200'

Subject Property Legal Description(s): West Portion of Tract TR-A - NCB 11538 - Block E

Legend

- Subject Property (3.321 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change **R6 (R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/18/2008)

CASE NO: Z2008115 CD

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 7

Ferguson Map: 580 E6

Applicant Name:
Earl & Associates, P. C.

Owner Name:
John B. Rademacher

Zoning Request: From "R-20 NCD-3" Residential Single-Family, Ingram Hills Neighborhood Conservation District to "R-20 NCD-3" (CD - 36 units) Residential Single-Family, Ingram Hills Neighborhood Conservation District with a Conditional Use for a total of 36 units.

Property Location: 3.321 acres out of NCB 11538

2279 East Bandera Road

Bandera Road, Approximately 340 feet south of the Wildflower Intersection

Proposal: Condominium Development

Neigh. Assoc. Ingram Hills Neighborhood Association

Neigh. Plan Woodlawn Hills Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Woodlawn Hills/ Ingram Hills Neighborhood Plan does not contain a future land use plan.

Denial

The subject property was annexed in 1952, totals approximately 3.321 acres and is currently undeveloped. The subject property was zoned to R-20, which was approved by the City Council on June 13, 2002 (Ordinance #95919.) The Ingram Hills Neighborhood Conservation District overlay was approved by City Council on September 9, 2004 (Ordinance #99689.)

Property to the north of the subject property is zoned "MF-33 NCD-3" Multi-Family, Ingram Hills Neighborhood Conservation District, "C-2 NCD -3" Commercial Ingram Hills Neighborhood Conservation District, and "C-3 NA NCD -3" General Commercial, Nonalcoholic Sales, Ingram Hills Neighborhood Conservation District. Property to the west is zoned "MF-33 NCD-3" Multi-Family, Ingram Hills Neighborhood Conservation District and "R-20 NCD-3" Residential Single-Family, Ingram Hills Neighborhood Conservation District. Property to the south is zoned "R-20 NCD-3" Residential Single-Family, Ingram Hills Neighborhood Conservation District. Property to the east is zoned "R-20 NCD-3" Residential Single-Family, Ingram Hills Neighborhood Conservation District and is the subject of zoning case Z2008113 CD.

Land uses immediately adjacent to the proposed development consist of a car sales lot and an apartment complex to the north. There are three large lot single-family residences to the west and south of the subject property and vacant land immediately to the east. There are various commercial uses to the east across Bandera Road.

The applicant has applied for R-20 with a conditional use for 36 units in order to develop condominiums. This R-20 district provides areas for low-density single-family uses which provide a buffer between the agricultural and RE classifications and the higher density areas of the city. The district has minimum lot size requirements

CASE NO: Z2008115 CD

Final Staff Recommendation - Zoning Commission

that are provided in order to allow for market and design flexibility while preserving neighborhood character. The requested conditional use would not provide for low density single-family uses and would not meet the minimum lot size requirement of 20,000 square feet and therefore undermines the intent of the R-20 zoning classification. In addition, the conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. Seeing that there are no individual site considerations or unique development requirements for the subject property, the proposed land use would be better suited to a multi-family zoning classification.

Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Bandera Road is considered a Primary Arterial Type A and various commercial facilities are available along Bandera Road between Evers Road and Loop 410. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of Evers Road and Callaghan. Staff believes that the proposed use is appropriate for the subject location and would support a request for a multi-family zoning designation.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008115

Existing Zoning: R-20 NCD-3

Requested Zoning: R-20CD NCD-3

Registered Neighborhood Association(s): Ingram Hills Neighborhood Association

Neighborhood/Community/Perimeter Plan: Woodlawn Hills/Ingram Hills Neighborhood Plan

Future Land Use for the site:

The Woodlawn Hills/Ingram Hills Neighborhood Plan does not contain a future land use plan.

Other Comments:

The subject property is located approximately at the southwest corner of Bandera Road and Wildflower. The properties adjacent to the north are zoned for multi-family and commercial uses. The properties to the east, west, and southwest are zoned for residential land uses. The intersection of Bandera Road and Wildflower has developed commercially on all sides of the intersection with a multi-family facility adjacent directly west of the subject property. This property is also located within the boundaries of the Ingram Hills Neighborhood Area Neighborhood Conservation District (NCD-3) and compliance with the NCD regulations, as well as Unified Development Code requirements, will be verified by City staff.

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency determination not required because there is no future land use plan. The plan was adopted in 1992, and serves as a guide. In the fall of 2008, staff will be working with the Neighborhood to update the plan.

Staff Recommendation:

☐ Supports

☐ Recommends Denial

☒ Alternative recommendation: Staff would support RM4 or MF-25 zoning for the subject property. Higher density beyond MF-25 would be too intense adjacent to single-family residential.

Reviewer: Tyler Sorrells

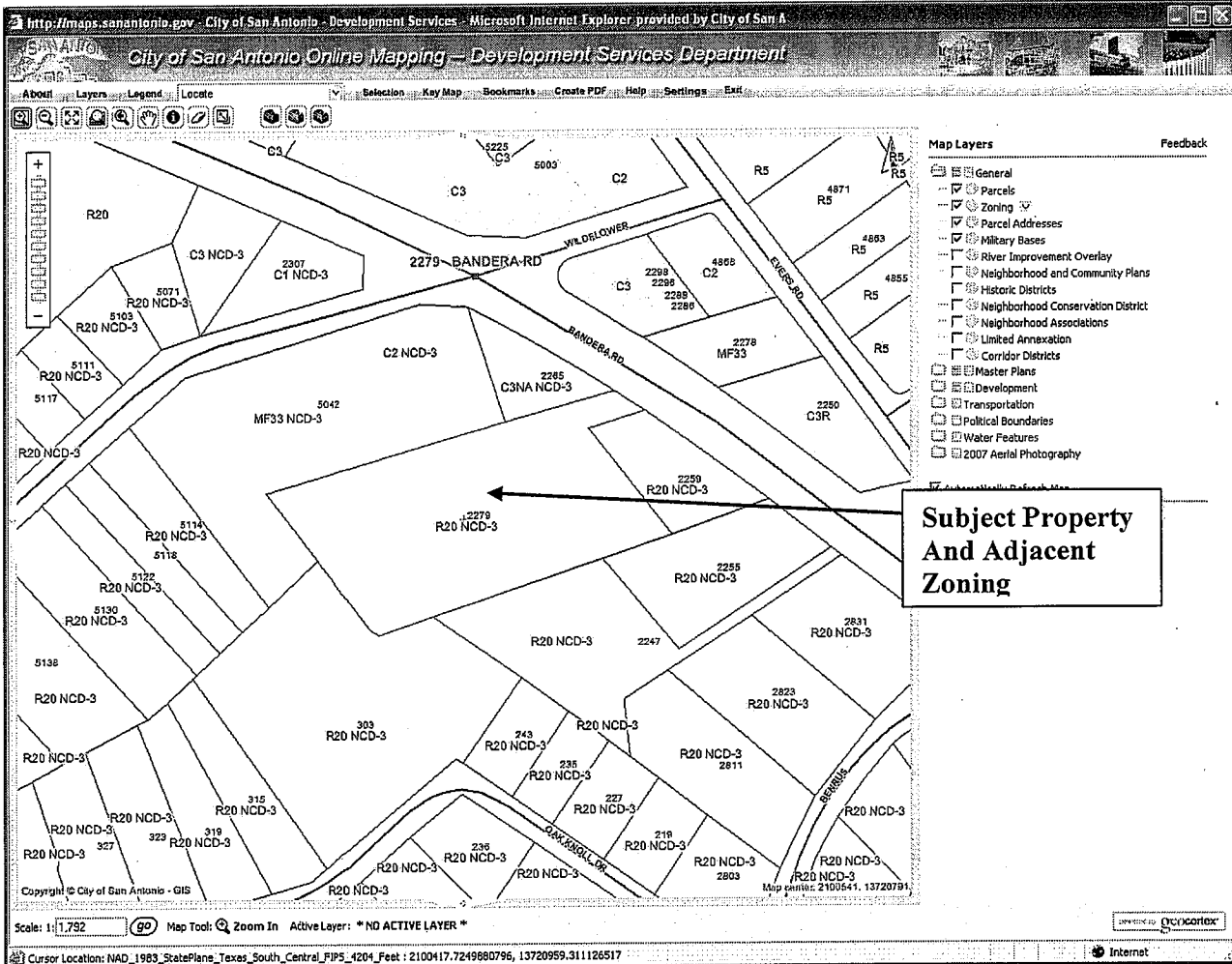
Title: Planner

Date: 3/11/08

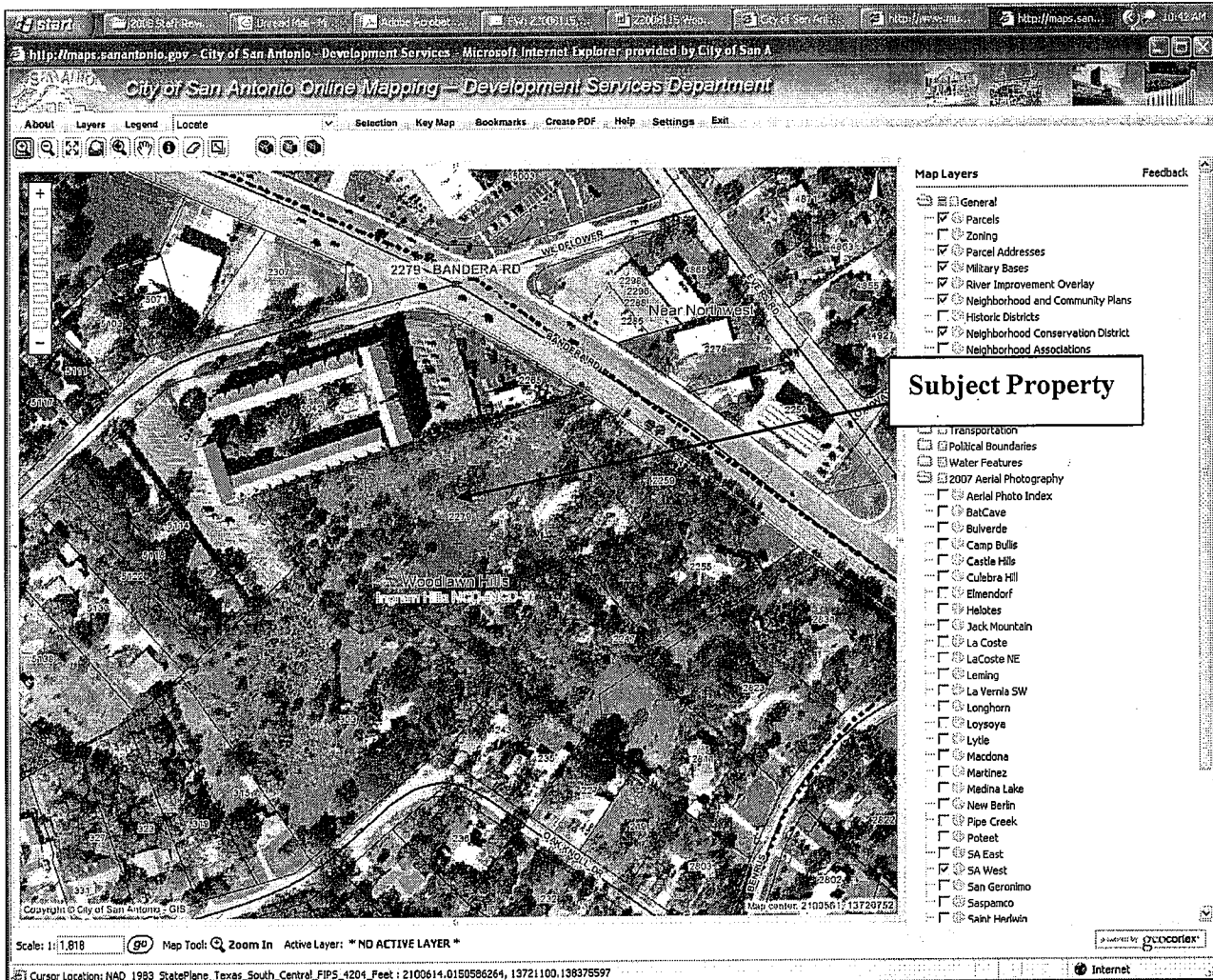
Manager Review: Nina Nixon-Mendez

Date: 3/19/08

Neighborhood and Urban Design Division Zoning Case Review



Neighborhood and Urban Design Division Zoning Case Review





Zoning Case Notification Plan

Case Z-2008-117

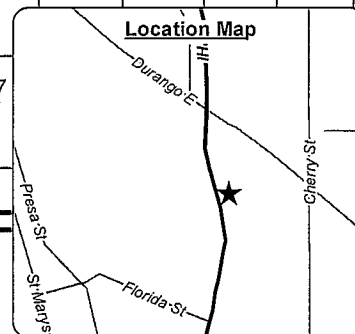
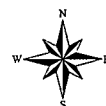
Council District 2

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 4,5,6, & 7 - NCB 641 - Block 003

Legend

- Subject Property (0.3 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(3/13/2008)

CASE NO: Z2008117

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 2

Ferguson Map: 617 A7

Applicant Name:

DeLeon & Silvestri Co.

Owner Name:

Elias DeLeon & Sandra Silvestri

Zoning Request: From "I-1" General Industrial District to "IDZ " Infill Development Zone with uses permitted in C-2 Commercial District and a stone monument retail and wholesale use.

Property Location: Lots 4, 5, 6 and 7, Block 3, NCB 641

815, 819 and 823 Hoefgen Avenue

The west side of Hoefgen Avenue; East of IH 37 South

Proposal: To allow a restaurant and retail sales of stone monuments

Neigh. Assoc. None

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The Arena District/Eastside Community Plan identifies future land use designations as Light Industrial. Light Industrial land uses include a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering. A Plan Amendment is required in order to rezone the subject property to IDZ with uses permitted in C-2 Commercial District and a stone monument retail and wholesale use. To date, the applicant has not submitted a plan amendment application. Should the Zoning Commission recommend approval of the request, final City Council consideration would require a recommendation from the Planning Commission.

Denial

The subject property consists of a vacant 2,300 square foot restaurant (built in 1960) with ingress/egress on Hoefgen Avenue. The property is adjacent to I-1 zoning in all directions. The surrounding land uses consist of vacant land to the north and south, residential dwellings and a Bexar County records facility to the east and IH 37 (a freeway) to the west.

The applicant is requesting a zoning change to allow a restaurant and stone monument/garden statuary retail sales. The applicant has indicated to staff that the purpose of the Infill Development zoning request is to allow a stone monument retail operation on the parking lot of the existing structure. This proposed operation would result in parking deficiencies for the restaurant use. The property would need a total of 25 parking spaces in order to accommodate the two proposed uses. The property currently has 19 parking spaces and the number would be reduced to 14 with the addition of the stone monument retail use as proposed. The proposed restaurant and stone monument retail uses are currently allowed by right in the I-1 zoning district, however the applicant will have difficulty meeting the minimum parking requirements of the parking standards for the commercial project and is therefore, requesting the IDZ designation as IDZ eliminates the minimum off-street parking regulations. Staff recommends that the property owner explore the option of entering into a

CASE NO: Z2008117

Final Staff Recommendation - Zoning Commission

cooperative parking agreement with an adjacent property owner.

The request for IDZ infill development zone district with uses permitted in C-2 commercial district and a stone monument retail and wholesale use is not appropriate for the subject property. IDZ districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the proposed redevelopment of these parcels difficult due to the nature of the properties. The IDZ district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

Therefore, the IDZ district functions as a zoning district which promotes land uses in inner-city areas, which are underutilized. Although IDZ districts provide flexibility in accomplishing a mixed-use development pattern in the area, due to parking concerns regarding the subject property's location, the requested zoning is not compatible with the surrounding area.

The IDZ infill development district zoning would waive parking requirements. While a portion of the business traffic into and out of the intended land use would likely be pedestrian traffic, it would be necessary to also provide reasonable accommodations for vehicular traffic due to the proximity of residences to the east of the subject property.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008117

Address: 823 Hoefgen

Existing Zoning: I-1

Requested Zoning: IDZ

Registered Neighborhood Association(s): none

Neighborhood/Community/Perimeter Plan: Arena District/ Eastside Community Plan

Future Land Use for the site:

Light Industrial- The future land use designation for this +/- 0.3073 acre parcel is Light Industrial. Light Industrial land uses accommodate L (light industrial), C-3 (Commercial), and O-2 (Office District) zoning categories. Allowable zoning uses for I-1 include "cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, and warehousing".

Light Industrial Land Uses include a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted and must be under a roof and properly screened. Examples of light industrial uses are cabinet shops, recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

Other Comments:

The Eastside Community Plan calls for commercial / retail nodes that are adjacent and convenient to residential neighborhoods. The existing use of the subject property, located adjacent to a neighborhood, achieves this directive.

Analysis:

The subject property, currently operating as Ray's Mexican Restaurant, is situated along the east side of I-37, approximately 1,200 feet south of the Alamodome. A small cluster of residential housing is located directly to the east of the property, with warehouse and other light industrial uses mixed in the surrounding vicinity. The Community Plan calls for light industrial throughout this area, but recognizes the potential of a retail/ commercial transition in some areas of the Community Plan.

This is a request for an IDZ overlay for approximately 0.3073 acres of a single parcel located at 823 Hoefgen. The applicant is not requesting a base zoning change. **The purpose of the IDZ (Infill Development Zone) "is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards" of the IDZ section. Additionally, IDZ standards outlined in Article 3, 35-343 of the Unified Development Code state, "a proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located."**

The submitted application and supporting documents fail to clearly state the purpose of the IDZ request. The applicant has indicated to zoning staff that the purpose of the IDZ request is to allow a statue/ stone retail operation on the parking lot of the existing restaurant. This proposed operation would cause parking deficiencies for the current use (restaurant). On-street parking in areas of industrial uses is discouraged, and staff does not support increased densities of incompatible uses at this location. The information and evidence presented in the application does not support the minimum criteria for the IDZ request.

12/30/04

Neighborhood and Urban Design Division

Zoning Case Review

☐ Request conforms to Land Use Plan ☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval ☐ Denial

☒ Alternate Recommendation:

Staff would consider supporting C-3 zoning, which is consistent with the existing Light Industrial land use. On site parking accommodations should meet code standards for all uses.

Reviewer: Gary Edenburn

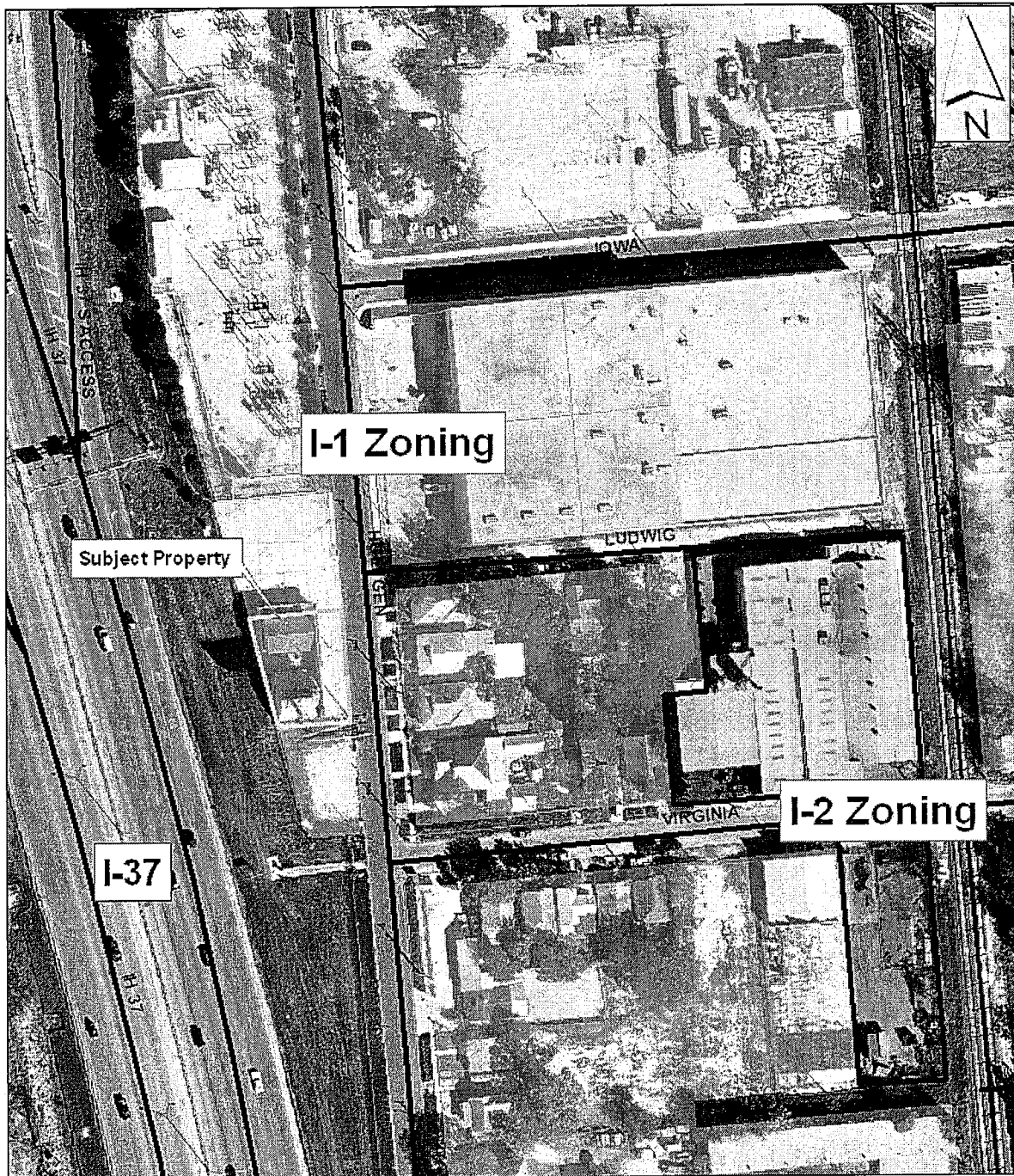
Title: Senior Planner

Date: 3/28/2008

Manager Review: Nina Nixon-Mendez

Date: 3/28/2008

Neighborhood and Urban Design Division
Zoning Case Review



ZONING MAP

0 62.5 125 250 Feet

Z2008117



Neighborhood and Urban Design Division
Zoning Case Review

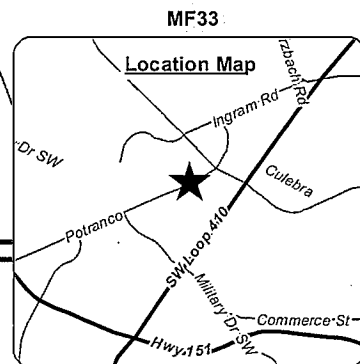
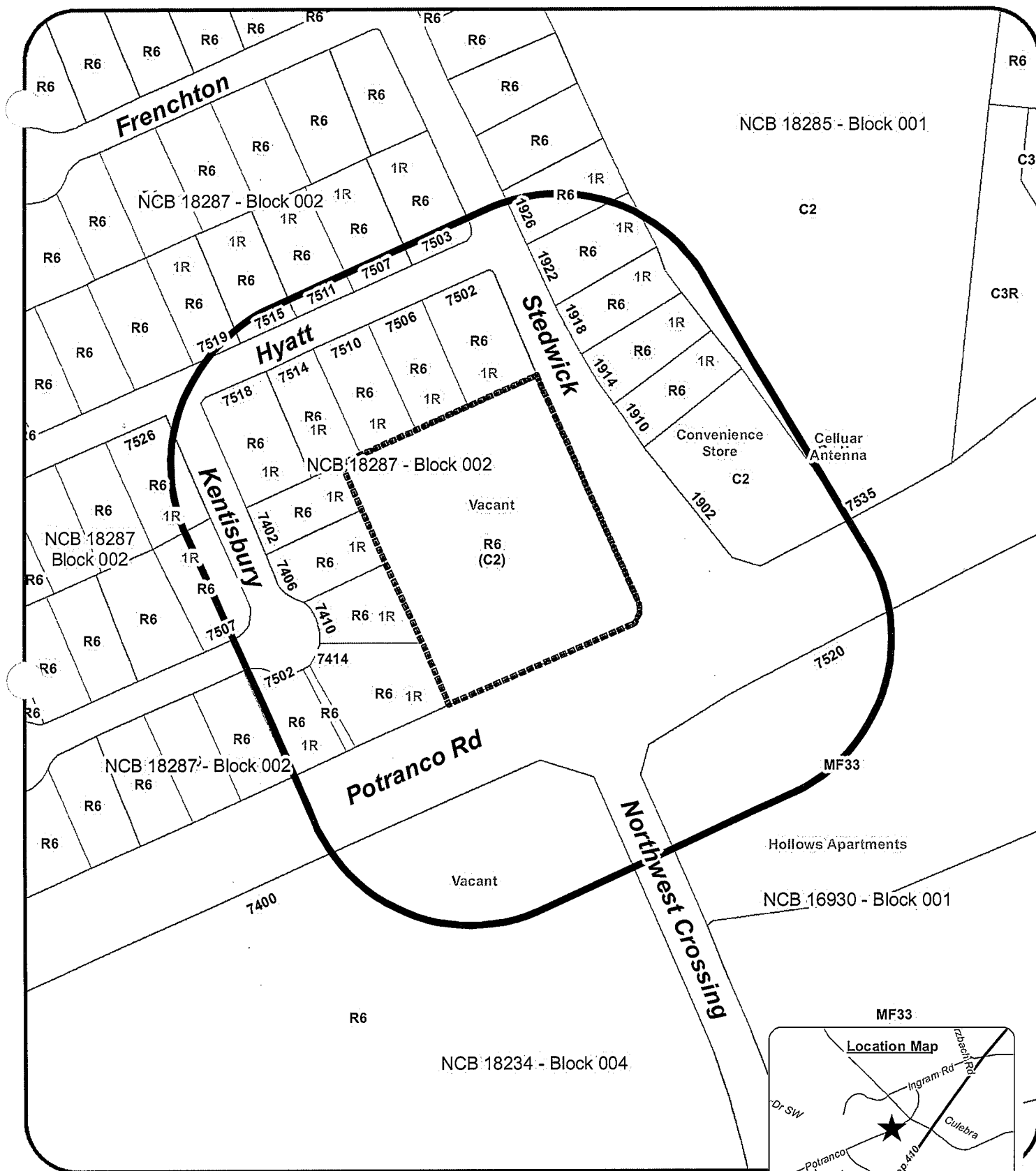


LAND USE MAP

0 62.5 125 250 Feet

Z2008117

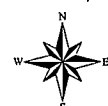
12/30/04



Zoning Case Notification Plan **Case Z-2008-090**

Council District 6
 Scale: 1" approx. = 150'
 Subject Property Legal Description(s): Lot 21 - NCB 18287 - Block 002

Legend
 Subject Property (1.774 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (02/19/2008)

CASE NO: Z2008090

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Zoning Commission Continuance From March 04 and
March 18, 2008

Council District: 6

Ferguson Map: 613 E1

Applicant Name:

Owner Name:

Jaime & Adela Ramirez

Jaime & Adela Ramirez

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 21, Block 2, NCB 18287

7600 Block of Potranco Road

At the northwest corner of Potranco Road and Stedwick Drive

Proposal: To allow for a commercial development.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

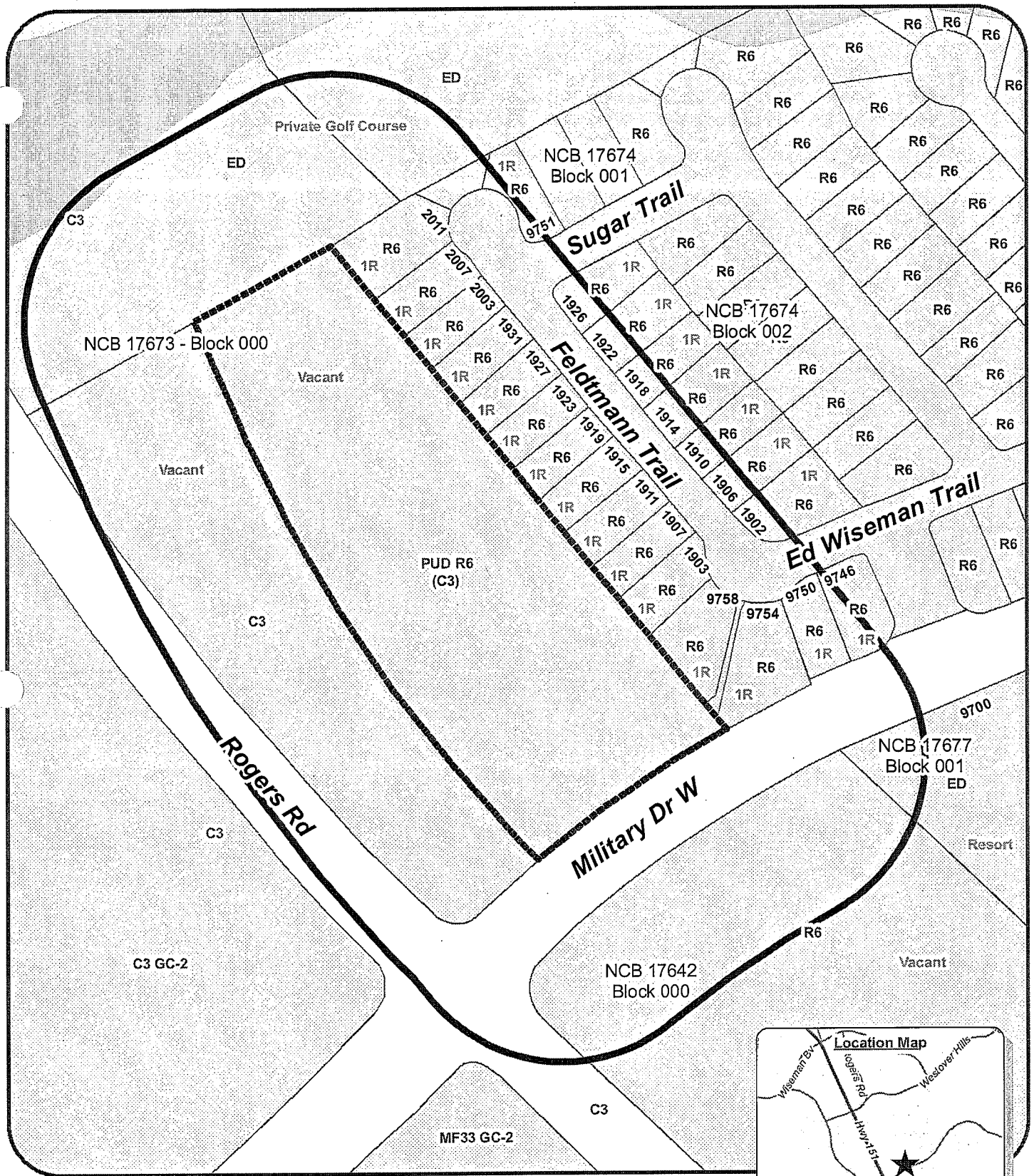
Approval

The subject property is an undeveloped 1.774 acre parcel located on the west side of San Antonio. This property is situated on the north side of Potranco Road, west of the intersection of Potranco Road and Stedwick Drive. This area was annexed by the City of San Antonio on December 31, 1986 and this lot is part of Doral Subdivision. The subject parcel was zoned Temp R-1 and converted to R-6 following the adoption of the current zoning districts in 2002. The subject property is adjacent to R-6 zoning to the west and north. R-6 and C-2 zoning is located across Stedwick Drive. MF-33 and C-2 zoning is located to the south across Potranco Road. Land uses consist of single-family dwellings to the west and north. There are single-family dwellings and a convenience store to the east across Stedwick. There are apartments and undeveloped land to the south across Potranco Road.

The applicant is requesting this zone change so that the subject property may be utilized for commercial development. Commercial developments are encouraged at intersections of major thoroughfares in order to accommodate increased volumes of traffic. Given the property's location on Potranco Road, a Primary Arterial Type A, as well as the amount of existing commercial zoning in the vicinity, the requested zone change would be appropriate for the subject property. If this zoning change request is approved, a Type B buffer will be required along the west and north property lines to screen and separate the proposed use from adjoining single-family residential zoning districts. Also, there will be minimum 10 foot at the side and 30 foot at the back setback requirement where the subject property is abutting existing residential districts.

"C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. No outdoor storage or display of goods shall be permitted except for outdoor dining.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z2008100

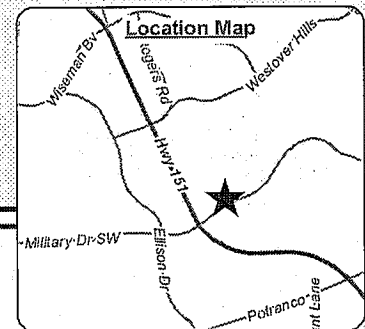
Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of Parcels P-3, P-19B, and P-20C - NCB 17673 - Block 000

Legend

- Subject Property (4.168 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/03/2008)

CASE NO: Z2008100

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Zoning Commission Continuance (Applicant Request)
from March 18, 2008.

Council District: 6

Ferguson Map: 612 E1

Applicant Name:

Brown, P. C. Attorneys at Law

Owner Name:

Hill Country Resort Estates Joint Venture

Zoning Request: From "PUD R-6" Planned Unit Development Residential Single-Family District to "C-3" General Commercial District.

Property Location: 4.168 acres out of NCB 17673

9800 Block of West Military Drive

North side of West Military Drive, east of the intersection of Rogers Road

Proposal: To Allow for a Hotel Development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

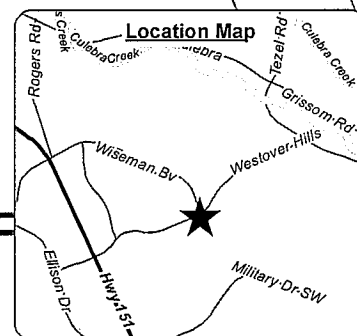
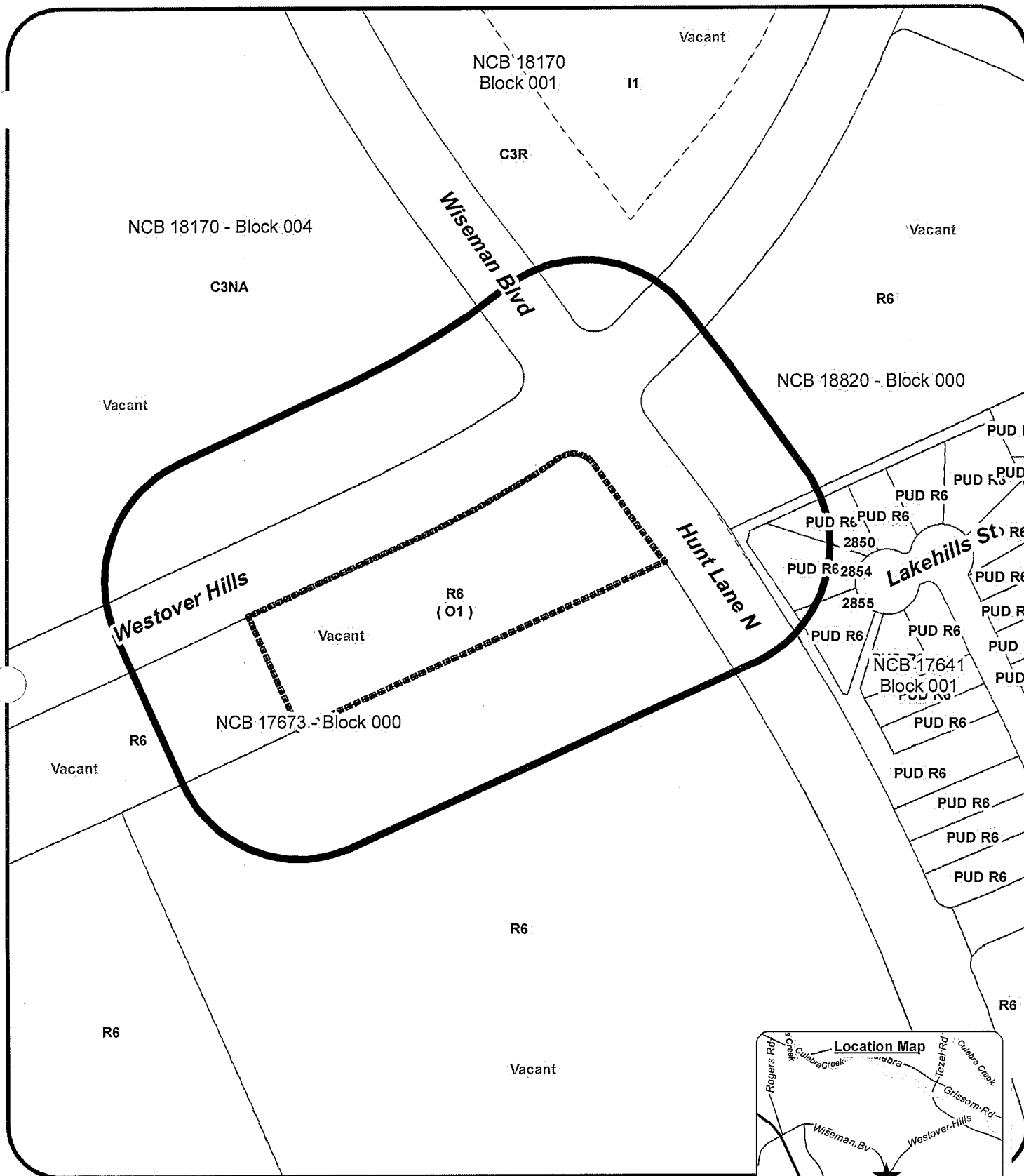
Staff Recommendation:

Denial

The subject property was annexed in 1994, is currently undeveloped and totals approximately 4.168 acres. In 2002 following the adoption of the Unified Development Code, the existing PUD R-6 zoning converted from the previous PUD R-1 zoning. "C-3" General Commercial District and "ED" Entertainment District zoning currently exists to the north of the subject property. Property to the west is zoned "C-3" General Commercial District and property to the east is zoned "PUD R-6" Planned Unit Development Residential Single-Family District. Property to the south across West Military Drive is zoned "C-3" General Commercial District and "R-6" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a private golf course north of the subject property and undeveloped land to the west. There are single-family homes to the east of the subject property and undeveloped land to the south across West Military Drive.

The applicant has applied for C-3 in order to allow for a hotel development. The proposed use of the subject property is consistent with the hotel development trends along Hwy 151 and its contributing arterials, which began as a result of the theme park and destination resort development in the area. However, the proposed C-3 zoning would not be compatible with the adjacent residential uses and would start the strip commercialization of West Military Drive between Rogers Road and Hunt Lane. Although the subject property is located on West Military Drive, which is identified as a Secondary Arterial Type A in the city's Major Thoroughfare Plan, the C-3 zoning district is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways. Staff would consider this location on West Military Drive inappropriate for "C-3" zoning and regional commercial uses. Staff believes the subject property should be restricted to a less intense commercial zoning district given its location.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z-2008-107

Council District 5

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Parcel P-38 - NCB 17673 - Block 000

Legend

- Subject Property (2.731 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(03/12/2008)

CASE NO: Z2008107

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 6

Ferguson Map: 578

Applicant Name:

GAC Management Co., Ltd.

Owner Name:

GAC Management Co., Ltd.

Zoning Request: From "R-6" Residential Single-Family District to "O-1" Office District.

Property Location: .2731 acres out of NCB 17673

9700 Block of Westover Hills Boulevard

Southwest corner of Westover Hills Boulevard and North Hunt Lane

Proposal: To allow a medical office

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

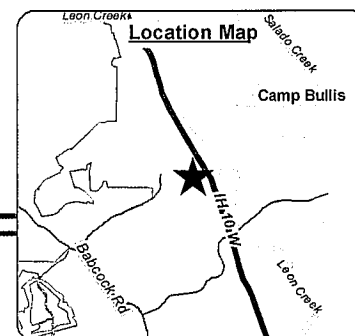
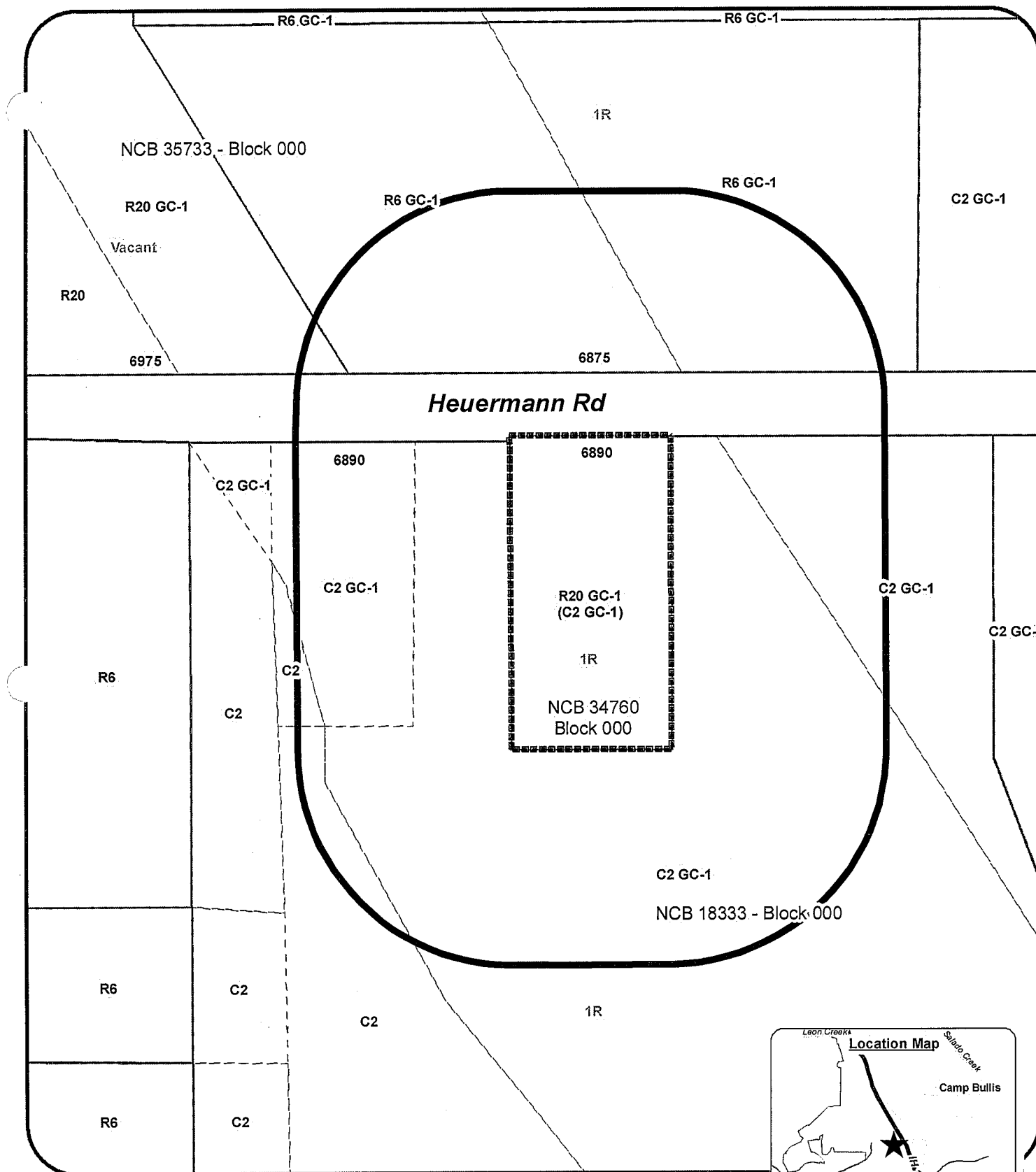
Approval

The subject property consists of undeveloped land with frontage on Westover Hills Boulevard (a Secondary Arterial "Type A" Street). The property is adjacent to C-3 zoning to the north and R-6 zoning to the east, west and south. The surrounding land uses consist of undeveloped land to the north, south and west and residential dwellings to the east.

The applicant is requesting a zoning change to allow medical offices. Staff finds the request for the O-1 zoning district to be appropriate given its location off of a major arterial and the prevalence of commercial zoning to the north. O-1 districts are encouraged along major thoroughfares and arterials, such as Westover Hills Boulevard, and may serve to provide needed services for residents in the immediate area. In addition, O-1 zoning at this location will serve as an appropriate transition between the higher intensity commercial zoning to the north and the lower intensity single-family residential zoning to the south. If this zoning change request is approved, a Type B buffer will be required along the west and south property lines to screen and separate the proposed use from adjoining single-family residential zoning districts.

Buildings in an O-1 district are restricted to 10,000 square feet for individual buildings. Other O-1 provisions are as follows: The outdoor display or sale of merchandise is prohibited, and parking shall be located to the rear of the principal use or principal building, provided that up to two rows of parking may be located to the front, or to the side abutting a residential use, of the principal use or principal building.

CASE MANAGER : Brenda Valadez 207-7945



City of San Antonio - Development Services Dept
(03/29/2008)

Zoning Case Notification Plan

Case Z-2008-108

Council District 8

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Parcel P-38A - NCB 34760 - Block 000

Legend

Subject Property	----- (1.006 Acres)
200' Notification Buffer	-----
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	-----



CASE NO: Z2008108

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 8

Ferguson Map: 480 A6

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

Brass Heuermann 10, L. P.

Zoning Request: From "R-20 GC-1" Residential Single Family Gateway Corridor Overlay District to "C-2 GC-1" Commercial Gateway Corridor Overlay District.

Property Location: Parcel 38A, NCB 34760

6890 Heuermann Road

On Huermann Road, between Milsa Drive and IH-10 Access Road

Proposal: To allow a commercial development

Neigh. Assoc. Friends of Friedrich Wilderness Park

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The property is a developed (with a single-family structure) 1.006 acre parcel and is located on the City's far northwest side. This property is situated on the south side of Huermann Road, east of the intersection of Huermann Road and IH-10 West Access Road. This area was annexed into the City on December 31, 1998 as per Ordinance number 88824. The zoning of the subject property was converted from "R-8" Large Lot Residential District to "R-20" Residential Single Family District following the adoption of the UDC in 2002. "GC-1" Hill Country Gateway Corridor Overlay District was adopted per Ordinance number 96956 on December 19, 2002. This property will be part of a commercial project that was subject to a rezoning case, case number Z2007316. The subject property is surrounded by a single tract zoned C-2 GC-1. The properties along Huermann Road are zoned R-20 Residential Single-Family and C-2 GC-1 Commercial Districts.

C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses, and which generate a greater volume of vehicular traffic and/or truck traffic. The applicant is requesting this zoning change so that the subject property may be utilized for a commercial development. The proposed commercial district is most appropriate at the intersections of major thoroughfares or along freeways where potential conflicts are minimal. Since the subject property is now a part of an already commercially zoned area and close to the intersection of Huermann Road and I-10 West Access Road, location of this request is now acceptable.

CASE MANAGER : John Osten 207-2187

CASE NO: Z2008114

Final Staff Recommendation - Zoning Commission

Date: April 01, 2008

Council District: 4

Ferguson Map: 483 E3

Applicant Name:

Owner Name:

Brown, P. C. Attorneys at Law

NICDAR, Inc.

Zoning Request: From "R-4" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District.

Property Location: 6.189 acres out of Lot 320, Block 32, NCB 11131

727 West Villaret Boulevard

Northwest corner of West Villaret Boulevard and Union Pacific Railroad

Proposal: Multi-family development

Neighborhood None

Association:

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial

The subject property is located on the southside of San Antonio, on the northside of West Villaret Boulevard. The surrounding zoning consists of "R-4" Residential Single-Family District to the west and across West Villaret Boulevard to the south with "MH" Manufactured Housing District across West Villaret Boulevard to the south. To the east of the subject property is the right-of-way line of Union Pacific Railroad and to the north is vacant (West Mally Boulevard is not existing). The project site contains 6.189 acres of undeveloped land and is proposed to contain approximately 125 dwelling units. The proposed Planned Unit Development will consist of 30 lots with four-family dwellings per lot. The site contains approximately 508.09 feet of frontage along the north right-of-way of West Villaret Boulevard. The calculation for 6.189 acres proposed for the PUD "MF-25" Planned Unit Development Multi-Family District would allow a potential of 155 multi-family dwellings. The applicant is proposing a development that would consist of 125 dwelling units. Multi-family dwellings are most appropriate on the periphery of a single-family neighborhood along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. The proposed zoning district would allow a density that zoning section staff believes would be too intense for the surrounding property owners and infrastructure.

The subject property was annexed in 1952, and in 2002 following the adoption of the Unified Development Code, the existing "R-4" Residential Single-Family District converted from the previous "B" Residence District.

The "PUD" planned unit development district is established for the following purposes: To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. To encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. To provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure. To encourage infill

CASE NO: Z2008114

Final Staff Recommendation - Zoning Commission

projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. To allow for private streets and gated entrances for new subdivisions.

Multi-family residence limited density "MF-25" district is the designation for a multi-family use with a maximum density of up to 25 units per acre, depending on unit size. An "MF-25" district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-25" district may be used as a transition between a single family and higher intensity uses.

CASE MANAGER : Pedro Vega 207-7980

